

5/11/2026 3:32 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3492507

Prepared By and Return To:
Elizabeth Barreiro
Blue Empire Title & Escrow, LLC
14850 SW 26th Street, Suite 102
Miami, FL 33185

Doc Stamp-Deed: \$3,045.00

Order No.: 26-2212

Property Appraiser's Parcel I.D. (folio) Number:
0063140009

WARRANTY DEED

THIS WARRANTY DEED dated May 8, 2026, by Pavel Volovik, a married man, whose post office address is 11509 NE 117th Cir, Battle Ground, Washington 98604, and Diana Mishchuk, a married woman, whose post office address is 6240 Uplands Blvd, Sarasota, FL 34243, (the "Grantor"), to Reyno Erandy Navarro Mendez, a single man, whose post office address is 4549 McIntosh Lane, Sarasota, Florida, 34232 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz:

Lot 1295, Sarasota Springs, Unit No. 11, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 41, of the Public Records of Sarasota County, Florida.

Grantors state, under penalties of perjury, that the property herein conveyed is not, and has never been, the HOMESTEAD of the Grantors as defined in the Constitution of the State of Florida. Grantors' homestead address is stated above.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 12/31/2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Alina

Witness Signature

Alina Brichka

Printed Name of First Witness

9613 NE 100th way

Address of First Witness

Olga

Witness Signature

Olga Orlovskaya

Printed Name of Second Witness

17010 NE 28th way

Address of Second Witness

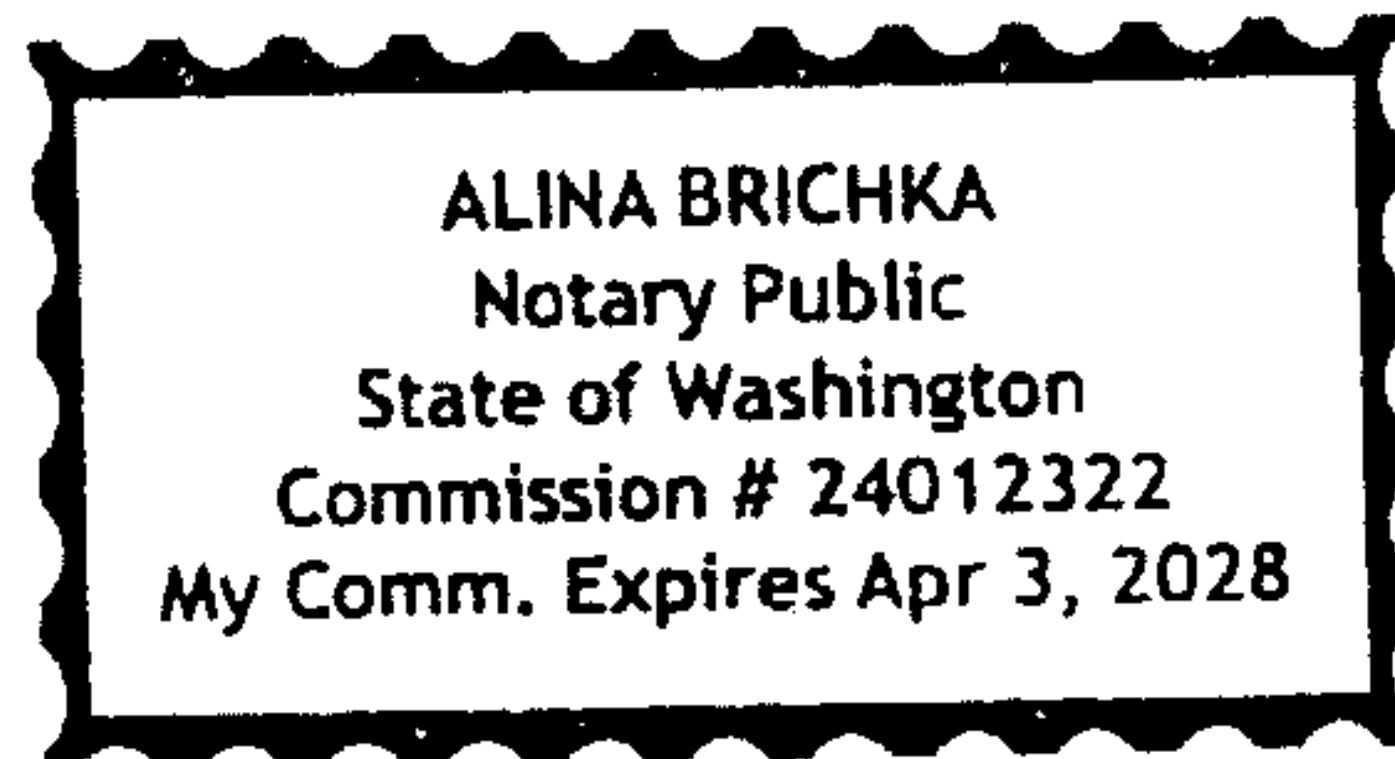
STATE OF *Washington*
COUNTY OF *Clark*

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th of May, 2026, by Pavel Volovik, a married man, who is/are personally known to me or has/have produced _____ as identification.

Alina Brichka

Notary Public

(SEAL)



P. Volovik

Pavel Volovik

Grantor Address:
11509 NE 177th Cir
Battle Ground, WA 98604

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Jason Manookin
Witness Signature

Jason Manookin
Printed Name of First Witness

9669 N Aaron Ave, Eagle Mountain, UT 84005
Address of First Witness

Mildred V Wilcox
Witness Signature

Mildred V. Wilcox
Printed Name of Second Witness

4444 Crossbow Rd, Jacksonville, FL 32208
Address of Second Witness

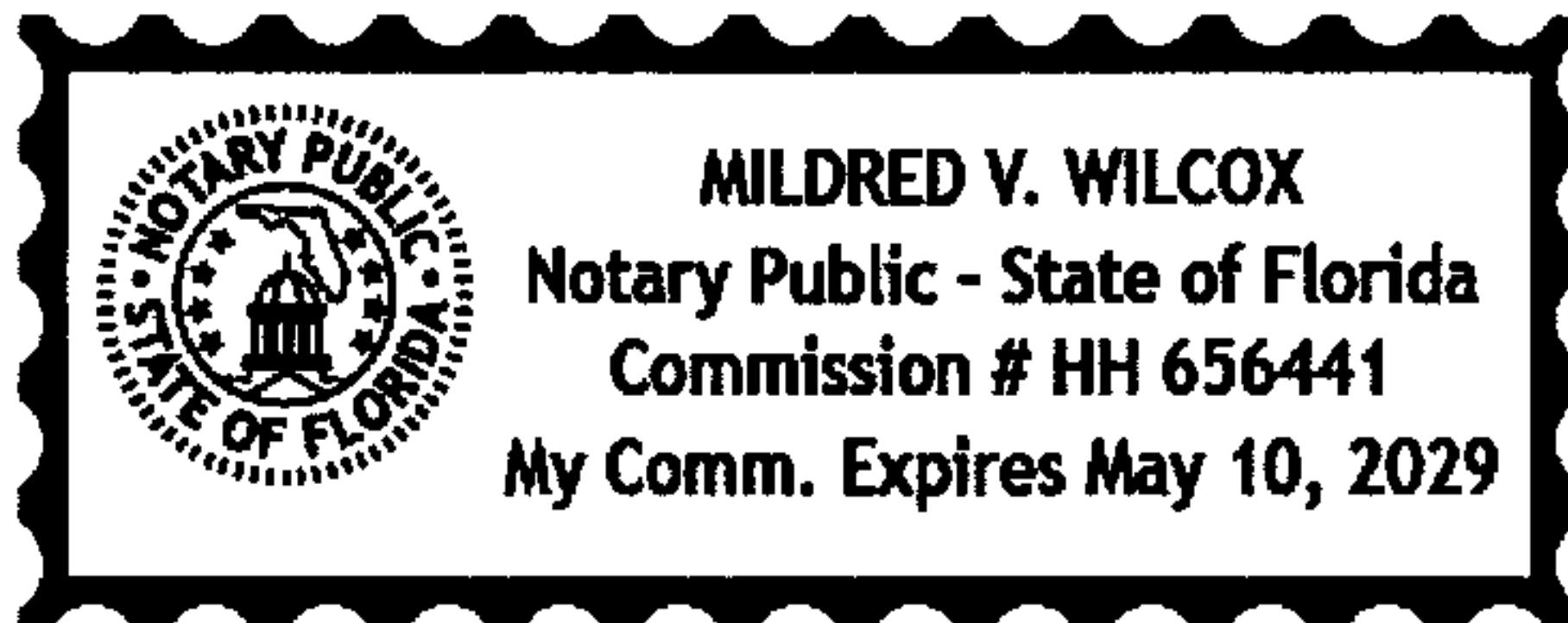
STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th of May, 2026, by Diana Mishchuk, a married woman who is/are personally known to me or has/have produced FL Driver License as identification.

Mildred V Wilcox
Notary Public Mildred V Wilcox

(SEAL)



Completed via Remote Online Notarization using 2 way Audio/Video technology.