

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026064399 2 PG(S)**

Prepared by:
Paula Chapman
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

5/13/2026 12:24 PM

**KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

File Number: 2026-0283

SIMPLIFILE

Receipt # 3493505

Doc Stamp-Deed: \$2,275.00

Property address:
2588 Hemet St, North Port, Florida 34288

General Warranty Deed

Made this May 12, 2026 A.D. By **GARMIC LLC**, a Florida Limited Liability Company, whose post office address is: 4805 NW 79th Ave Suite 10, Miami, Florida 33166, hereinafter called the Grantor, to; **Dennis Demidovich, unmarried and Nataliya Demidovich and Vladimir Demidovich, Husband and Wife, as joint tenants with rights of survivorship**, whose post office address is: 2588 Hemet St, North Port, Florida 34288, hereinafter called the Grantee:

(Whenever used herein the term "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 \$325,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 28, Block 1026, 24th ADDITION TO PORT CHARLOTTE, according to the plat thereof, as recorded in Plat Book 14, Page 14, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **1134102628**

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

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

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 December 31, 2025.

Prepared by:
Paula Chapman
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

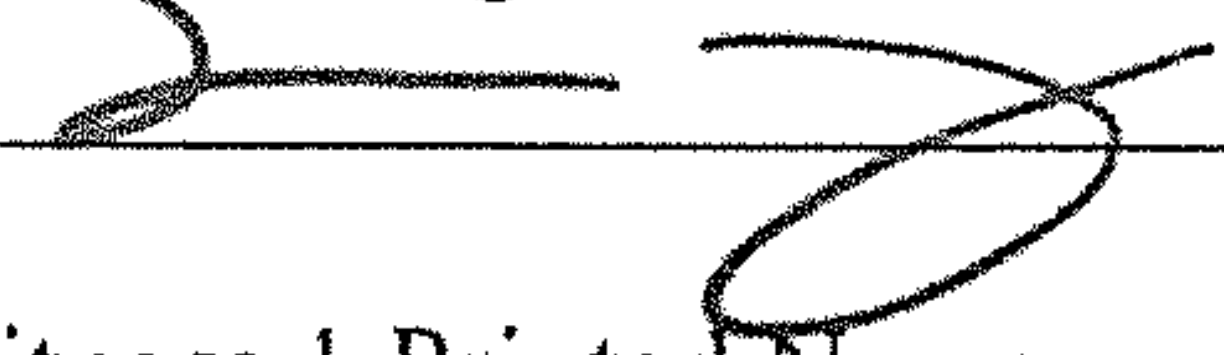
File Number: 2026-0283

Property address:
2588 Hemet St. North Port, Florida 34288

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 signature:

X  _____

Witness 1 Printed Name and Address:

Oscar Bryan Paz
342 Marival Drive, Davenport, FL 33837

Garmic, LLC, a Florida Limited Liability Company


Luis E Garzonio

X Date & Time: 05/12/2026 12:06:51 -03

By: Luis E Garzonio, Manager

Address: 4805 NW 79th Ave Suite 10, Miami, Florida
33166

Witness 2 signature:

X  _____

Witness 2 Printed Name and Address:

Luisa Paz
342 Marival Drive, Davenport, FL 33837

Garmic, LLC, a Florida Limited Liability Company

Pablo A Amici

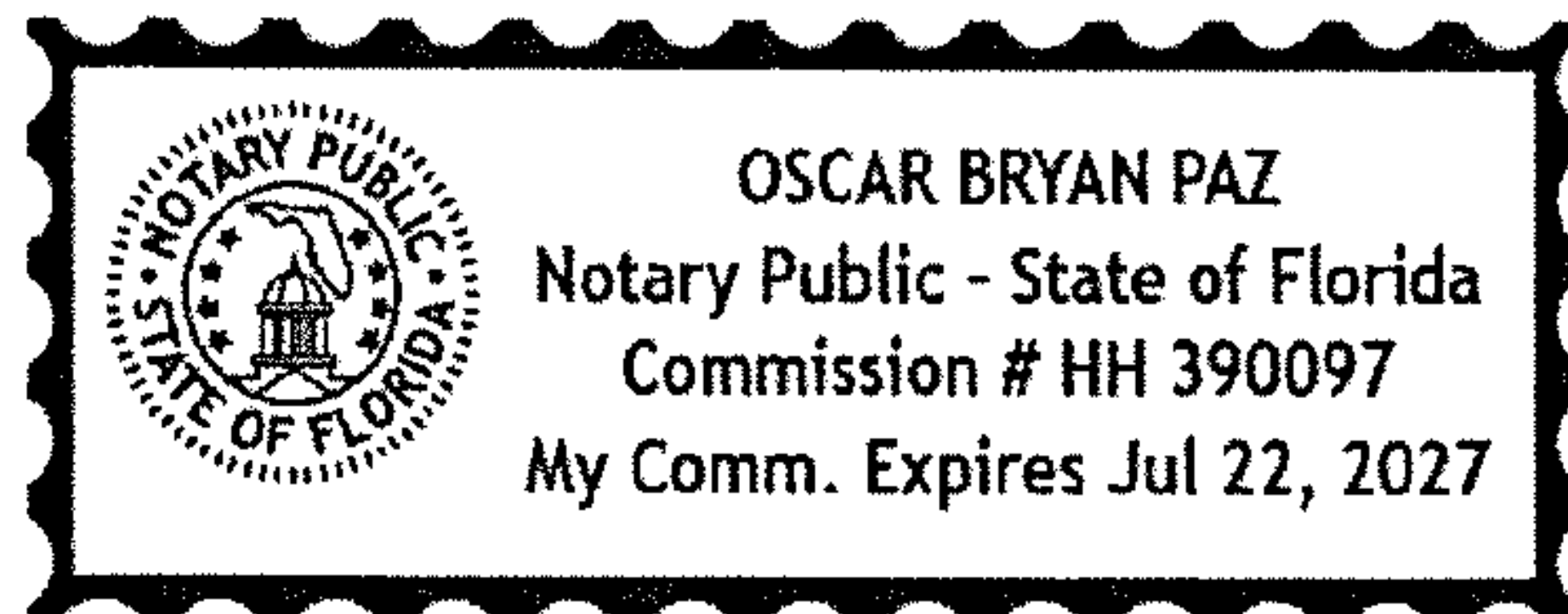
X Date & Time: 05/12/2026 12:03:10 -03

By: Pablo A Amici, Manager

Address: 4805 NW 79th Ave Suite 10, Miami, Florida
33166

State of FLORIDA County of POLK

The foregoing instrument was acknowledged before me by means of [] physical presence OR [X] online notarization, this 12th day of May, 2026, by **Luis E Garzonio and Pablo A Amici**, who is/are personally known to me or who has produced Argentinian Passport as identification.



This remote online notarization involved the use of audio/visual communication technology

X  _____

Notary Public

Print Name: Oscar Bryan Paz

My Commission Expires: 7/22/27

Seal: