

Prepared by/Return to:
Cemo Title Services, LLC
Mitzi Cemovich
1000 Tamiami Trail S.
Venice, FL 34285
941-485-1110 (tel)
941-237-4977(fax)

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026065892 2 PG(S)**

5/15/2026 1:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494804

Doc. Stamps – \$910.00
PID No. 0944150601, 0944150602,
0944150620 & 0944150621

WARRANTY DEED Doc Stamp-Deed: \$910.00

This Indenture, made on May 14, 2026 by ANDREY NOVENKO and ANZHELIKA NOVENKO, husband and wife, whose post office address is: 5220 Adina Circle, North Port, Florida 34291, hereinafter called the GRANTOR, to ROMAN SAVCHENKO and ANITA SAVCHENKO, husband and wife, whose post office address is: 5027 Abdella Lane, North Port, Florida 34291-4642, hereinafter called the GRANTEE:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), 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 20, Block 1506, THIRTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 15, Page 14, of the Public Records of Sarasota County, Florida.**

And

Lots 1, 2, 21 and 22, Block 1506, THIRTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 15, Page 14, of the Public Records of Sarasota County, Florida

Said Property is Vacant Land.

The property is NOT the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida.

Together with all 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. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

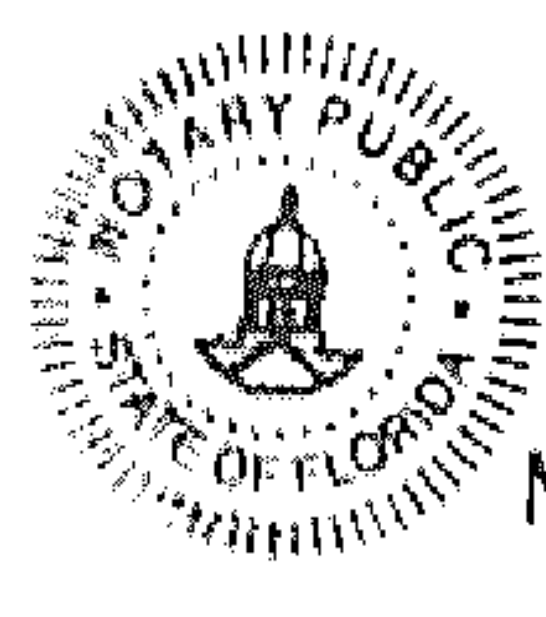
In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

1st Witness Signature: [Signature]
Printed Name: Colleen Jais
Witness Address: 1000 S. Tamiami TR Venice FL 34285

[Signature]
ANDREY NOVENKO

2nd Witness Signature: [Signature]
Printed Name: Mitzi Cemovich
Witness Address: 1000 Tamiami Trail Venice FL

 Mitzi Cemovich
Comm.: HH 277557
Expires: July 27, 2026
Notary Public - State of Florida

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of May 2026, by ANDREY NOVENKO who has produced pers know as identification.

[Notary Seal]

[Signature]
Notary Public Signature

1st Witness Signature: [Signature]
Printed Name: Colleen Tai S
Witness Address: 1000 Tamiami Trail Venice FL

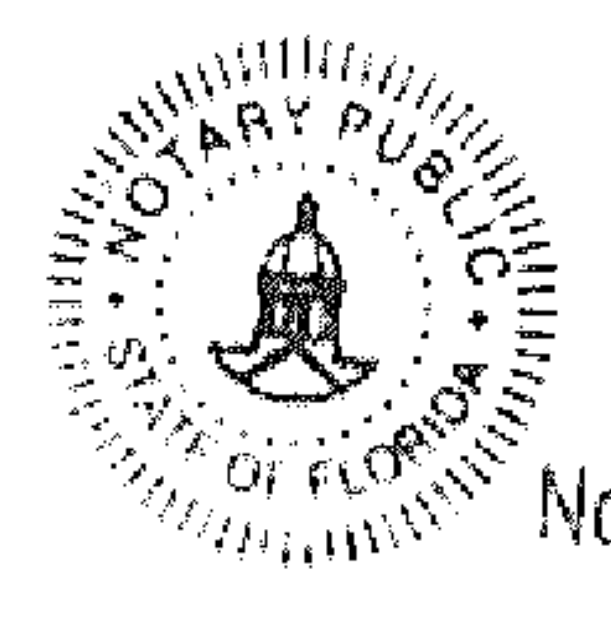
[Signature]
ANZHELIKA NOVENKO

2nd Witness Signature: [Signature]
Printed Name: 1000 Tamiami Trail, Venice FL
Witness Address: Mitzi Cemovich

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of May 2026, by ANZHELIKA NOVENKO who has produced pers. ID now as identification.

[Notary Seal]



Mitzi Cemovich
Comm.: HH 277557
Expires: July 27, 2026
Notary Public - State of Florida

[Signature]
Notary Public Signature