

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026065931 2 PG(S)**

5/15/2026 1:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494836

Prepared by and Return to:
Karen Peterson
Suncoast One Title & Closings, Inc
5620 Tara Boulevard, Suite 101
Bradenton, FL 34203

Doc Stamp-Deed: \$1,645.00

File No.: MAN-2026-1034
Parcel ID Number: 0102-09-1004

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 15th day of May, 2026 between Catherine T. Salato and Salvatore L Salato, wife and husband and Catherine T Salato, Sole Trustee of Salvatore L and Catherine T Salato Revocable Trust, whose post office address is 3312 Kenmore Drive, Sarasota, FL 34231, Grantor, to Yuliya Khadiyeva, a single woman, whose post office address is 3311 Fuller Street, Sarasota, FL 34231, of the Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of Two Hundred Thirty Five Thousand DOLLARS (U.S.\$235,000.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Condominium Unit No. 104, of Gulf Gate Garden Homes East, as per the Declaration of Condominium thereof, recorded in Official Records Book 814, at Page 768, as Amended and Restated in Official Records Instrument No. 2022061695, and as per Plat thereof, recorded in Condominium Plat Book 3, Page 34, amended in Condominium Plat Book 5, at Page 45, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land

