

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

File Number: 2026-0300

Property address:
620 W Flamingo Dr #204, Venice, Florida 34285

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026065935 2 PG(S)

5/15/2026 1:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494840

Doc Stamp-Deed: \$1,575.00

General Warranty Deed

Made this May 15, 2026 A.D. By **Sergey Savenok and Albina Savenok**, Husband and Wife, whose post office address is: 12044 Margarita Ave, North Port, Florida 34287, hereinafter called the Grantor, to; **GNB Landholdings, LLC**, a Florida Limited Liability Company, whose post office address is: 13303 22nd Court East, Parrish, Florida 34219, 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 \$225,000.00 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:

Unit 204 of San Marino, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1037, page 864, and according to the plat thereof recorded in Condominium Plat Book 7, Page 24, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: **0177073010**

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.

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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

Paula J Chapman

X

Sergey Savenok

Witness 1 Printed Name and Address:

Paula J Chapman

4130 Woodmere Park Blvd Suite 12, Venice FL 34293

Witness 2 signature:

X

Barbara J Coffey

X

Albina Savenok

Witness 2 Printed Name and Address:

Barbara J Coffey

4130 Woodmere Park Blvd Suite 12, Venice FL 34293

State of FLORIDA County of SARASOTA

The foregoing instrument was acknowledged before me by means of [X] physical presence OR [] online notarization, this 15th day of May, 2026, by Sergey Savenok and Albina Savenok, who is/are personally known to me or who has produced FL DL as identification.



PAULA J. CHAPMAN
Commission # HH 304084
Expires August 25, 2026

X

Paula J Chapman

Notary Public

Print Name: Paula J Chapman

My Commission Expires: 08/25/2026

Seal: