

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026065971 2 PG(S)

5/15/2026 1:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494867

Doc Stamp-Deed: \$2,275.00

Prepared by and Recording requested by:

Reid McCullough

McCullough Legal Services

2477 Stickney Point Road

200A

Sarasota, FL 34231

941-484-9714

File Number: 2026-387

Parcel ID: 0459150003

Consideration: \$325,000.00

## Warranty Deed

Know All Men By These Presents that, **Alexander Dynnikov, a married man**, (henceforth referred to as "Grantor") of **5008 Chelsea Cove North, Hopewell Junction, NY 12533**, for consideration paid, grant to **The Simplex Group TD LLC, a Florida Limited Liability Company**, (henceforth referred to as "Grantee") of **431 North Shore Drive, Osprey, FL 34229**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lots 2605, 2606, and 2607, of SOUTH VENICE, UNIT NO. 8, according to the Plat thereof, as recorded in Plat Book 6, Page 38, of the Public Records of Sarasota County, Florida.

This property is not the homestead of the Grantor(s).

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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: December 31, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 15th day of May, 2026

WARRANTY DEED

Witness #1 Signature

Witness #1 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A  
Sarasota FL 34231

Alexander Dynnikov

Witness #2 Signature

Witness #2 Printed Name

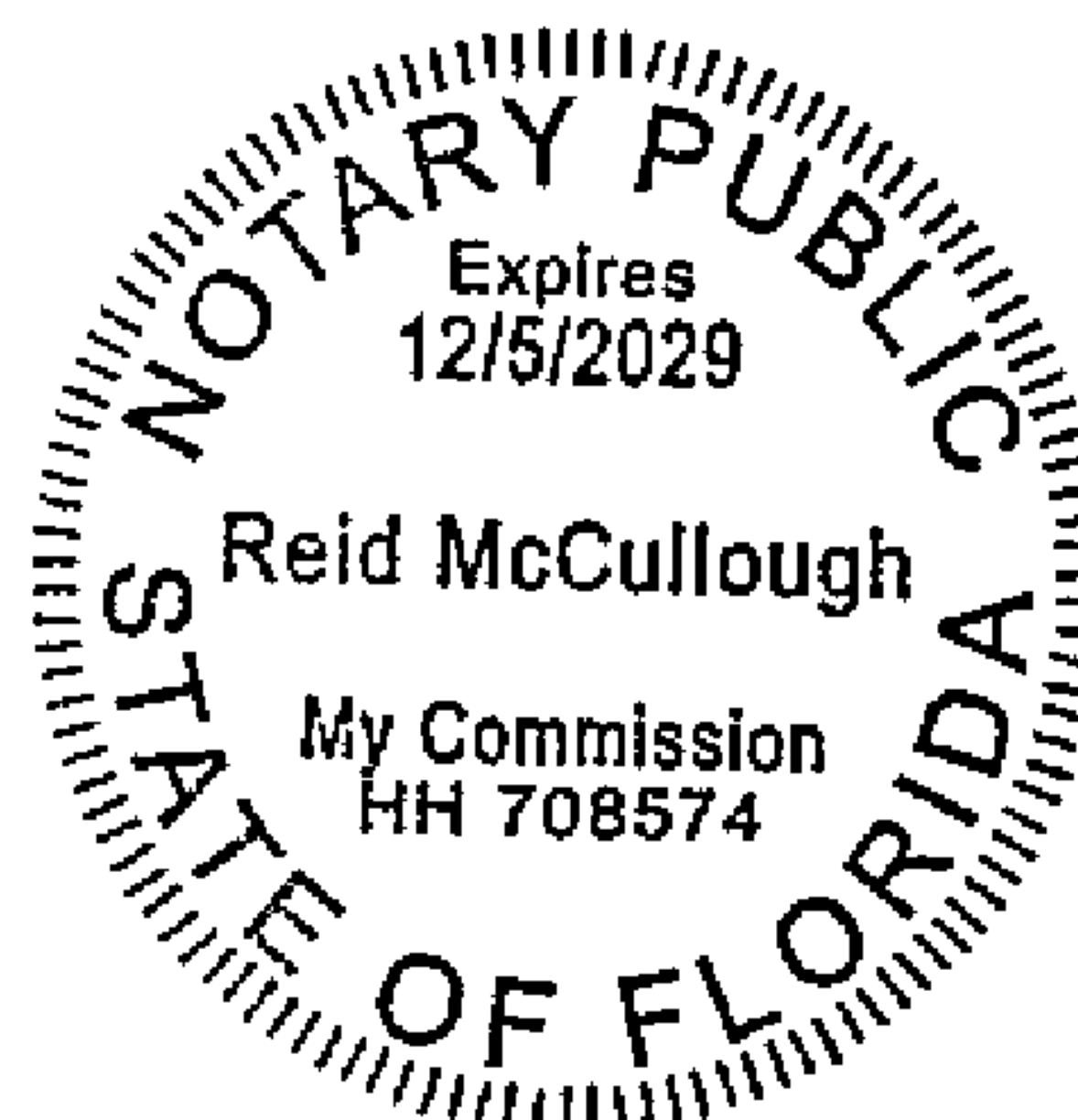
P.O. Address: 2477 Stickney Point Rd #200A  
Sarasota FL 34231

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of May, 2026, by Alexander Dynnikov, ☐ who is/are personally known to me or ☒ who has/have produced valid NY DL as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary



WARRANTY DEED