

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066249 2 PG(S)**

5/15/2026 4:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495108

Consideration: \$382,500.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48587-001

Doc Stamp-Deed: \$2,677.50

Property Appraiser's Parcel ID No.: 0451010073

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 15th day of May, 2026, by and between **NATHAN SIMONTCHIK AND MARIYA TSITKINA, HUSBAND AND WIFE, AND IGOR SIMONTCHIK**, whose address is **13285 Irwin Drive, Port Charlotte, FL 33953** (hereinafter "GRANTOR"), and **SHERRI ANDREWS, A SINGLE WOMAN**, whose address is **2617 Nassau Street, Sarasota, FL 34231** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOTS 8563 AND 8564, SOUTH VENICE UNIT NO. 31, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 84, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The property being conveyed hereby is not the homestead of Igor Simontchik, Igor Simontchik's spouse, if one, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]
Printed Name Mallory Bauer
P.O. Address 3700 S Tamiami
Sarasota FL 34239

(2) [Signature]
Printed Name Jacqueline Edwards
P.O. Address 3700 S. Tamiami Tr.
Sarasota FL 34239

GRANTOR:

[Signature]
Nathan Simontchik

[Signature]
Mariya Tsitkina

[Signature]
Igor Simontchik

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of May, 2026, by Nathan Simontchik, Mariya Tsitkina and Igor Simontchik, ☐ who is/are personally known to me or ☒ who has/have produced [Signature] as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

