

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026067418 2 PG(S)**

Prepared by:  
**Nick Roknich, III**  
**Roknich Law Firm, PA**  
1800 Second Street, Suite 854  
Sarasota, Florida 34236  
File Number: 230513

5/19/2026 12:34 PM  
**KAREN E. RUSHING**  
**CLERK OF THE CIRCUIT COURT**  
**SARASOTA COUNTY, FLORIDA**  
**SIMPLIFILE** Receipt # 3496028

**Consideration: \$310,000.00**

**Doc Stamp-Deed: \$2,170.00**

**General Warranty Deed**

Made this May 19, 2026 A.D. By **Rick G. Herriage and Hildegard B. Herriage, husband and wife**, whose address is: 3835 Strawberry Field Grv Apt E, Colorado Springs, Colorado 80906, hereinafter called the grantor, to **Igor Gershengorin and Iana Blinova, husband and wife**, whose post office address is: 4215 Breezeway Blvd., #2420, Sarasota, Florida 34238, 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 Ten Dollars and 00/100 (\$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:

Unit 2420, PINESTONE AT PALMER RANCH NO. 24, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 2947, Page(s) 287, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 31, Page 42, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

a/k/a 4215 Breezeway Blvd., #2420, Sarasota, Florida 34238

Parcel ID Number: **0124093405**

**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.

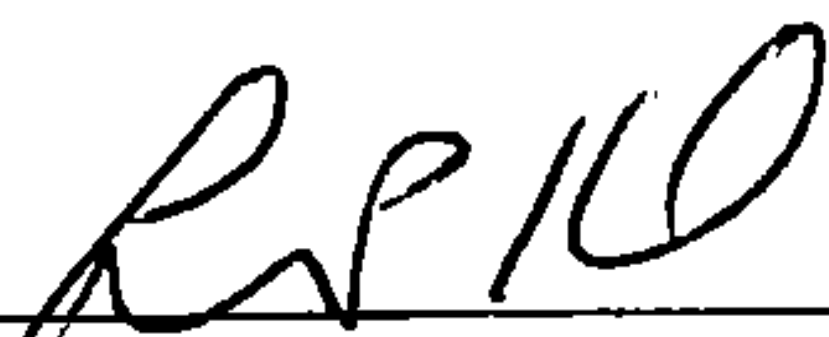
Prepared by:  
**Nick Roknich, III**  
Roknich Law Firm, PA  
1800 Second Street, Suite 854  
Sarasota, Florida 34236  
File Number: 230513

Consideration: \$310,000.00


continuation of Warranty Deed

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:  
Witness 1 Printed Name: Laurel Kohl

Post Office Address: 414 S. Tamiami Trail, Osprey, Florida  
34229

  
Witness 2 Signature:  
Witness 2 Printed Name: Kyle McCormick


Post Office Address: 414 S. Tamiami Trail, Osprey, Florida  
34229

 (Seal)  
Rick G. Herriage

 (Seal)  
Hildegard B. Herriage

State of FLORIDA  
County of SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 23<sup>rd</sup> day of April, 2026, by Rick G. Herriage and Hildegard B. Herriage, who are personally known to me or who produced DL as identification.

  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Notary Seal

