

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026067941 2 PG(S)**

**5/19/2026 5:00 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3496411**

Consideration: \$23,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Cameron Allen, Esq.  
8433 Enterprise Circle  
Suite 200  
Lakewood Ranch, FL 34202  
26-48911-001

**Doc Stamp-Deed: \$161.00**

Property Appraiser's Parcel ID No.: 1120156035

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 15th day of May, 2026, by and between **ALEKSANDR NIKOLAYEVICH KAZAKOV, A SINGLE MAN**, whose address is **1901 Olive St., Mount Vernon, WA 98274** (hereinafter "GRANTOR"), and **VLADIMIR SIDLYAREVICH AND TATYANA SIDLYAREVICH, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **2475 W Jacoby Circle, North Port, FL 34288** (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:

**LOT 35, BLOCK 1560, THIRTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 16, 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.

*(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:

GRANTOR:

(1) Joselyn Garrastazu  
Printed Name Joselyn Garrastazu  
P.O. Address 9135 Dietz Elkhorn Rd  
Boerne, TX 78015

Aleksandr Nikolayevich Kazakov  
**Aleksandr Nikolayevich Kazakov**

(2) Brandon James Crocker  
Printed Name Brandon James Crocker  
P.O. Address 2125 Tybee Road  
Saint Cloud, FL 34769

STATE OF ~~XXXXXX~~ <sup>JS</sup> Texas  
COUNTY OF ~~XXXXXX~~ <sup>JS</sup> Bexar

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (X) online notarization, this 14 day of May, 2026, by Aleksandr Nikolayevich Kazakov, ( ) who is/are personally known to me or (X) who has/have produced driver license as identification.

Joselyn Garrastazu  
Signature of Notary Public

Joselyn Garrastazu  
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

