

5/20/2026 12:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496611



Prepared by and Return to:  
Ranee Polis, an employee of  
First International Title, LLC  
992 Tamiami Trl, Unit G  
Port Charlotte, FL 33953

Doc Stamp-Deed: \$140.00

File No.: 266104-95

## WARRANTY DEED

This indenture made on **May 20, 2026** by **Thomas Richard Low, a single man**, whose address is: 12 Bedford Road, Holland-ON-Sea, Clacton-ON-Sea, CO15 5LH hereinafter called the "grantor", to **Oleh Shevchyk, a single man**, whose address is: 58 Pearl St, Cold Springs, NY 10516, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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**, to-wit:

**Lot 12, Block 185, SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 11, Page 30, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: 1004018512

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

*Thomas Richard Low*

Thomas Richard Low

Signed, sealed and delivered in our presence:

*Sharon Roessner*

1st Witness Signature

*Victoria Miller Garris*

2nd Witness Signature

Print Name: Sharon Roessner

Print Name: Victoria Miller Garris

Address: \_\_\_\_\_

Address: \_\_\_\_\_

3183 Bobcat Village Center Rd. North Port, FL 34288

1201 Pine Ave. Hopewell VA 23860

State of Virginia

~~XXXXXX~~ City of Hopewell

*WJG*

The Foregoing Instrument Was Acknowledged before me by means of ( ) physical presence or (  ) online

notarization on 5/19/2026, by **Thomas Richard Low**, who ( ) is/are personally known

to me or who (  ) produced a valid Drivers License as identification.

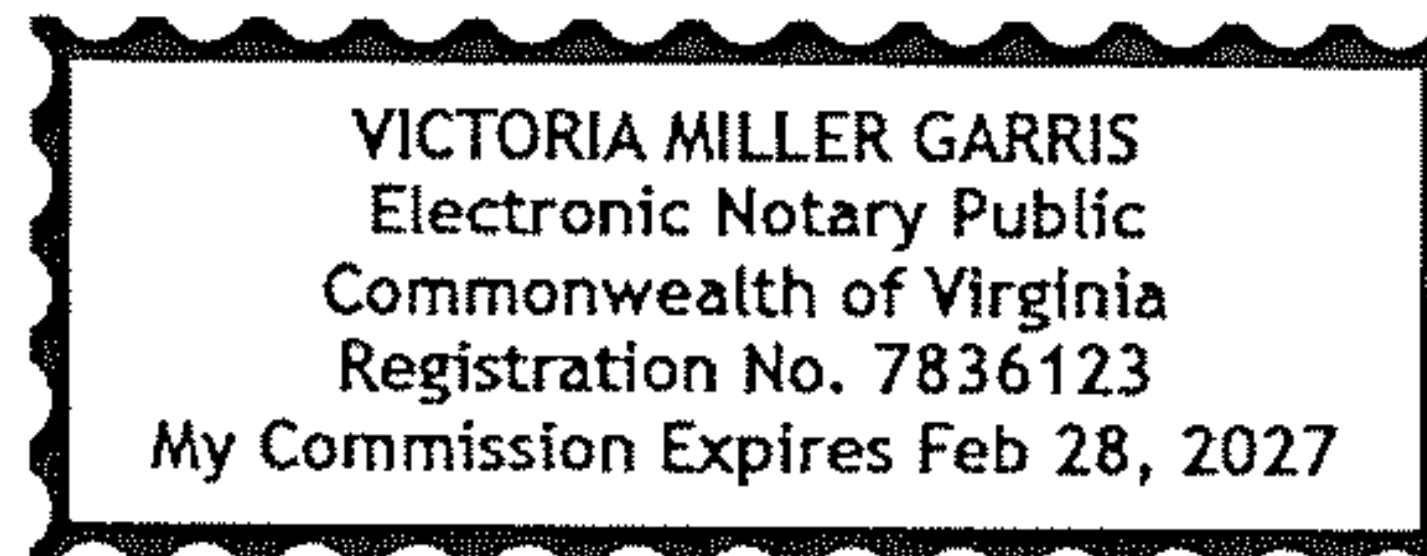
*Victoria Miller Garris*

Notary Public Signature

Printed Name: Victoria Miller Garris

My Commission Expires: 2/28/2027

(NOTARY SEAL)



Completed via Remote Online Notarization using 2 way Audio/Video technology.