

5/21/2026 12:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497186

Prepared by and return to:

Lisa K. Hillman  
NORTH PORT TITLE, LLC  
13801 Tamiami Trail Suite C  
North Port, FL 34287  
941-423-0360  
260260

Doc Stamp-Deed: \$175.00

Page 1 of 2

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## Warranty Deed

**This Warranty Deed** made this 21 day of May 2026, between **Warren D. Beachy, a single man, individually and as surviving sole trustee of the Warren D. Beachy and Cristy J. Beachy Revocable Living Trust dated November 9, 2017** whose post office address is **2320 Bendway Drive, Port Charlotte, Florida 33948**, grantor, and **Konstantin Semenyuk, a married man** whose post office address is **10209 Burlington Avenue, Englewood, Florida 34224**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

**Lot 41, Block 215, SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 11, Pages 34, 34A through 34G, inclusive, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 1004021541**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.**

**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, 2024**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

[Signature]  
Witness

Warren D. Beachy  
Warren D. Beachy, individually and as surviving  
sole trustee

Lisa K Hillman  
Witness Name Printed  
13801 Tamiami Trl, Ste C, North Port, FL 34287

[Signature]  
Witness  
CYNTHIA M EHLKE  
Witness Name Printed  
13801 Tamiami Trl, Ste C, North Port, FL 34287

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 21 of May, 2026 by Warren D. Beachy, individually and as surviving sole trustee, who  is personally known or  has produced a driver's license as identification.

(Notary Seal)

[Signature]  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

