

Prepared by and return to:  
Cristina Doolittle  
Alliance Group Title, LLC  
14850 Tamiami Trail  
North Port, Florida 34287  
File Number: 26-238

5/21/2026 1:02 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3497194

**General Warranty Deed** Doc Stamp-Deed: \$3,010.00

**This Indenture**, made this May 20, 2026 A.D. By **Marina Portnov, a single woman**, whose post office address is: 19 Vista Lane, Burlingame, California 94010, hereinafter called the grantor, to **Matfei Mudrak and Galyna Mudrak, husband and wife**, whose post office address is: 4037 Cinderella Road, North Port, Florida 34286, 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, (\$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:

Lot 36, Block 1119, TWENTY FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, recorded in Plat Book 15, Page(s) 2, 2A through 2Q, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 0960111936

Subject to reservations, restrictions, and easements of record.

**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.

SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

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:

*[Signature]*  
Witness Signature  
Print Witness Name: Alex Guban  
Print Witness Address: 3550 Carter Dr Unit 120  
City and zip code: South San Francisco CA 94080

*Marina Portnov*  
Marina Portnov

*[Signature]*  
Witness Signature  
Print Witness Name: DAVID NAGGAR  
Print Witness Address: 300 Grunion Ct.  
City and zip code: Foster City, CA 94404

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of May, 2026, by Marina Portnov, a single woman, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

*AG Please see attached*

[SEAL]

\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

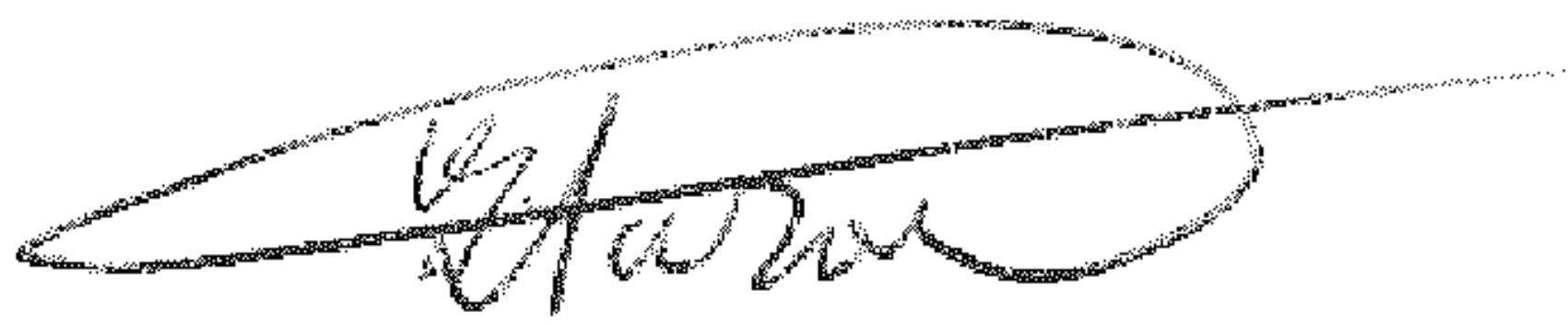
State of California  
County of San Mateo)

On May 18, 2026 before me, Alex Gurau, Notary Public  
(insert name and title of the officer)

personally appeared Marina Portnov  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

