

5/21/2026 1:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497232

Prepared by and return to:

Janelle Smith

NORTH PORT TITLE, LLC

13801 Tamiami Trail Suite C

North Port, FL 34287

941-423-0360

260278

Doc Stamp-Deed: \$2,982.00

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## Warranty Deed

**This Warranty Deed** made this 21 day of May 2026, between Valerie Larson Franks and Christopher Franks, wife and husband whose post office address is 2593 Allsup Terrace, North Port, Florida 34286, grantor, and Galina Iordanova Dragomirova and Dragomir Nikolov Dragomirov, wife and husband whose post office address is 921 130th Street SW #F206, Everett, Washington 98204, 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 6, Block 463, of the 8th Addition to Port Charlotte, a subdivision according to the plat thereof, as recorded in Plat Book 12, Pages 20, 20-a through 20-z-2 of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0981046306**

**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:

Janelle Smith  
Witness  
Janelle Smith  
Witness Name Printed  
13801 Tamiami Trl Ste C, North Port, FL 34287

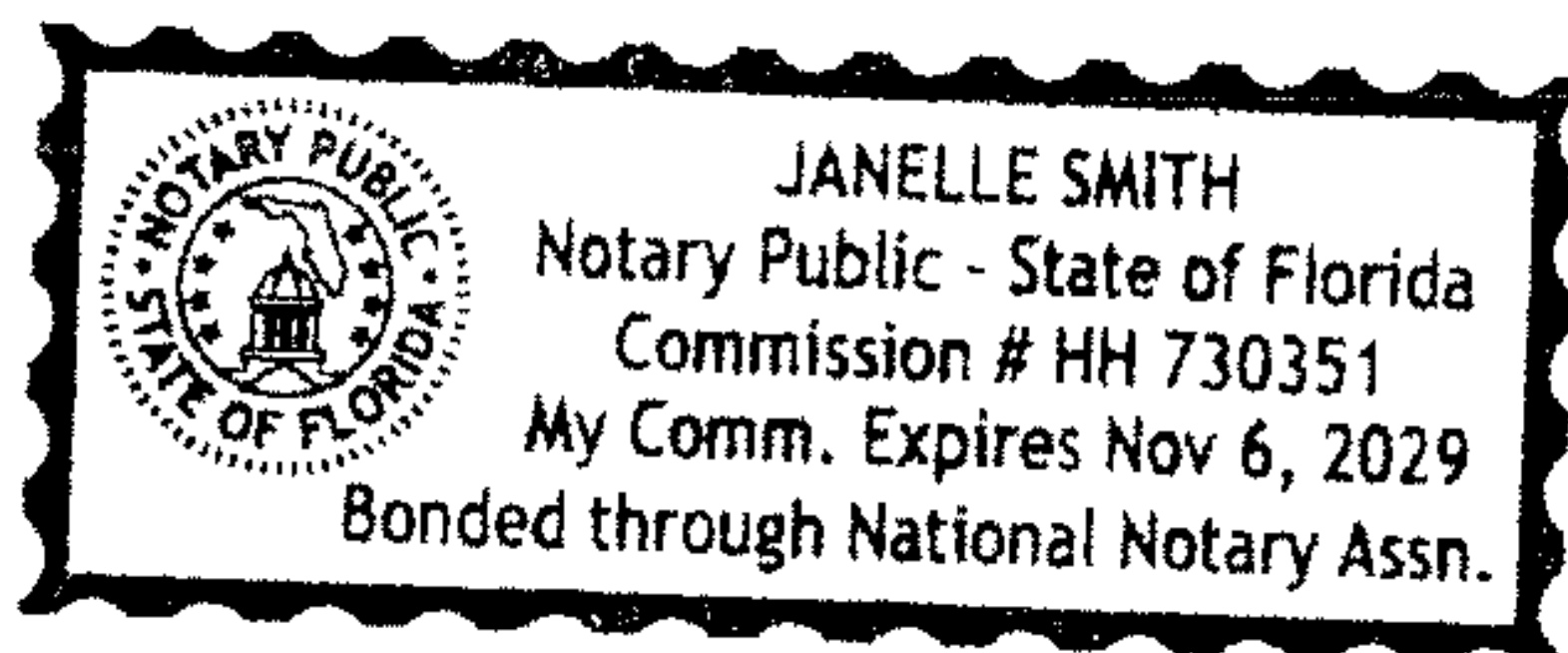
Cynthia M Ehke  
Witness  
CYNTHIA M EHKE  
Witness Name Printed  
13801 Tamiami Trl, Ste C, North Port, FL 34287

Valerie Larson Franks  
Valerie Larson Franks  
Christopher Franks  
Christopher Franks

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X ] physical presence or [ ] online notarization, this 19 of May, 2026 by Valerie Larson Franks and Christopher Franks, wife and husband, who  is personally known or  has produced a driver's license as identification.

(Notary Seal)



Janelle Smith  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_