

5/22/2026 12:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497778



Doc Stamp-Deed: \$126.00

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

File No.: 266478-95

WARRANTY DEED

This indenture made on ²¹May 22, 2026 by **Igor Nesterenco and Galina Nesterenco, husband and wife**, whose address is: 30214 NE Lewisville Hwy, Battle Ground, WA 98604 hereinafter called the "grantor", to **Rodney Molzahn, an unmarried widower**, whose address is: PO Box 380543, Murdock, FL 33938, 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 9, Block 2553, FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 21, Page(s) 8, 8A through 8GG of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1008255309

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.

Igor Nesterenco

Igor Nesterenco

Galina Nesterenco

Galina Nesterenco

Signed, sealed and delivered in our presence:

Dineshwar Lall

1st Witness Signature

Print Name: Dineshwar Lall

Address: 22434 Peachland Blvd

Port Charlotte FL 33954

State of Florida

County of Orange

Rabina Lall

2nd Witness Signature

Print Name: Rabina Lall

Address: 22434 Peachland Blvd

Port Charlotte FL 33954

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (✓) online notarization on May 21, 2026, by **Igor Nesterenco and Galina Nesterenco**, who () is/are personally known to me or who (✓) produced a valid drivers license as identification.

Dineshwar Lall

Notary Public Signature

Printed Name: **Dineshwar Lall**

My Commission Expires: **06/28/2028**

(NOTARY SEAL)

Notarized online using audio-video communication

