

Prepared by and return to:
Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No 2026-6491

5/22/2026 2:16 PM
KAREN E. RUSHING
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SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3497917

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Parcel Identification No.: 0962090813

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this **22nd day of May, 2026**, between **Zoran Filinov and Margarita Filinov, husband and wife**, whose post office address is **1441 Rougemount Drive, Pickering, Ontario ONL1V 1N2, Canada**, Grantors, to **Bonnie Louise Frey and Wayne Frey, wife and husband**, whose post office address is **8012 Wellington Rd 7, Moorefield, Ontario N0G 2K0, Canada**, Grantees:

WITNESSETH, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 13, Block 908, Twentieth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 8, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantees that Grantors are lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantors have good right and lawful authority to convey same; and that Grantees shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

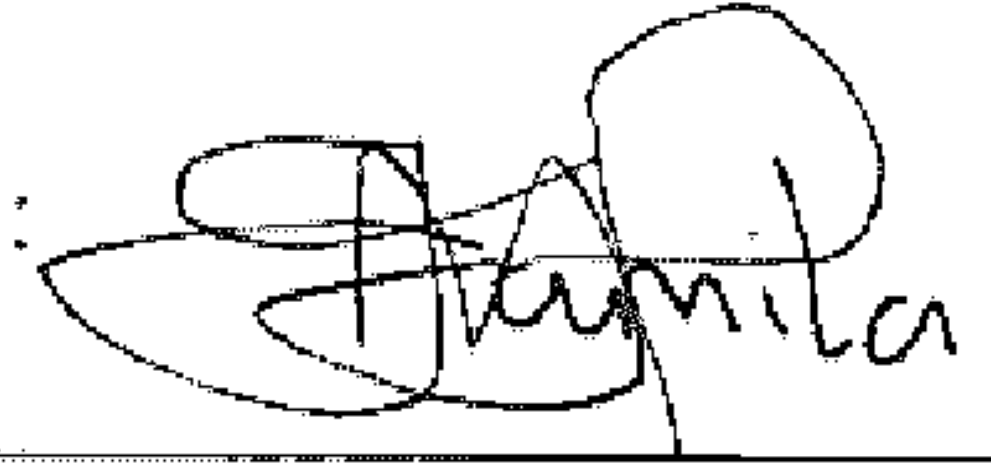
All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

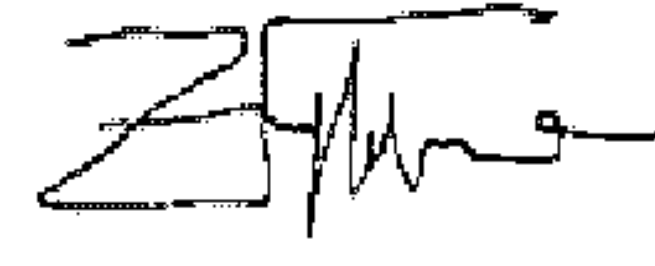
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.


Signed, sealed and delivered in our presence:

WITNESSES #1:

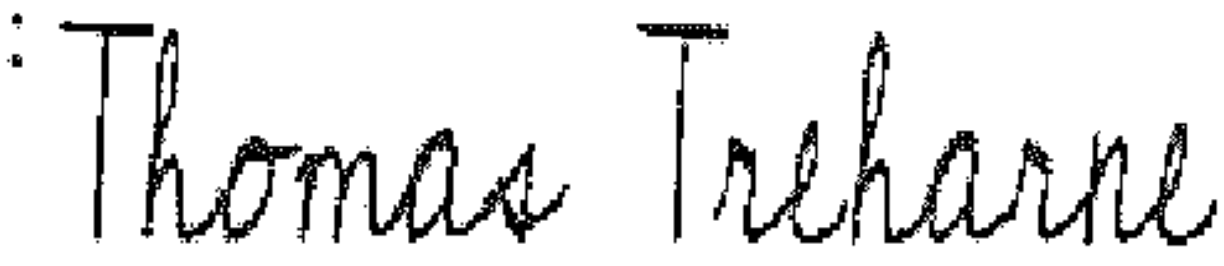


Printed Name: Jamila S. Grant
P.O. Address: 4955 Rain Shadow Drive
St. Cloud, FL 34772



Zoran Filinov

Margarita Filinov

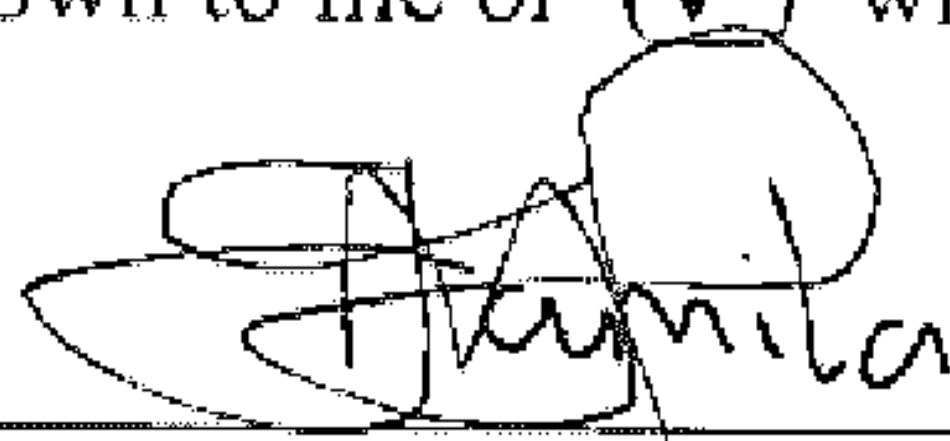
WITNESSES #2:



Printed Name: Thomas Treharne
P.O. Address: 4583 Lake Vista Drive
Sarasota, FL 34233

STATE OF Florida
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of May, 2026, by Zoran Filinov and Margarita Filinov, who is/are personally known to me or who has/have produced CANADIAN DRIVER'S LICENSE as identification.

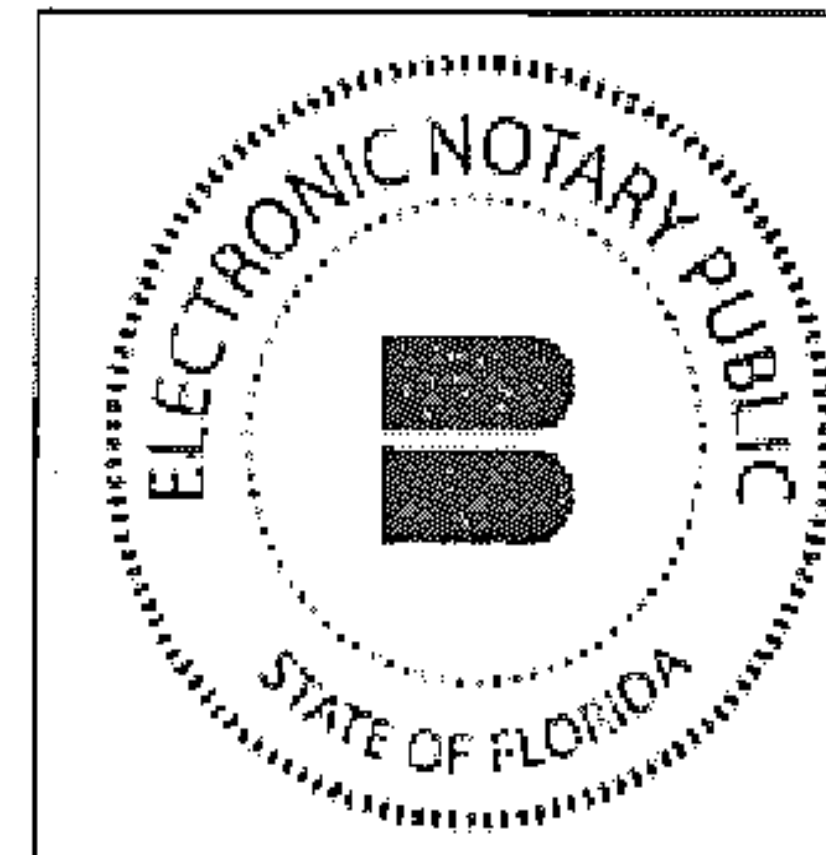


Signature of Notary Public

Jamila S. Grant

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication



Jamila S. Grant
Electronic Notary Public
State of Florida
Commission #: HH627452
Commission Expires: 02/24/2029