

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026069706 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497930



Doc Stamp-Deed: \$210.00

Prepared by and Return to:  
Lisa Guild, an employee of  
First International Title, LLC  
2828 S. McCall Road, Suite 216  
Englewood, FL 34224

File No.: 265838,2-93

**WARRANTY DEED**

This indenture made on **May 22, 2026** by **Isabella Grigorov, a single woman**, whose address is: 5031 S. San Mateo Drive, North Port, FL 34288 hereinafter called the "grantor", to **Veniamin Grimblatov, a single man**, whose address is: 424 Jefferson Ave., FL2, Staten Island, NY 10306, 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 30, Block 188, SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 11, Page(s) 30, 30A through 30G, inclusive, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: **1004018830**

**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.

[Signature]  
Isabella Grigorov

Signed, sealed and delivered in our presence:

[Signature]  
1st Witness Signature

Print Name: Lisa Guild

Address: International Title, Inc.  
2828 S. McCall Rd. #216  
Englewood, FL 34224  
941-460-3108

State of Florida

County of Charlotte

[Signature]  
2nd Witness Signature

Print Name: Patricia de la Peña

Address: International Title, Inc.  
2828 S. McCall Rd. #216  
Englewood, FL 34224  
941-460-3108

The Foregoing Instrument Was Acknowledged before me by means of (  ) physical presence or (  ) online notarization on May 21 2026, by **Isabella Grigorov**, who (  ) is/are personally known to me or who (  ) produced a valid Dr. Lic. as identification.

[Signature]

Notary Public Signature

Printed Name:

My Commission Expires:

(NOTARY SEAL)

