

Prepared by/Return to:  
Cemo Title Services, LLC  
Mitzi Cemovich  
1000 Tamiami Trail S.  
Venice, FL 34285  
941-485-1110 (tel)  
941-237-4977(fax)

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026071550 1 PG(S)**

5/27/2026 5:16 PM

**KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3499501

Doc. Stamps – \$140.00  
PID No. 1123245849

**WARRANTY DEED      Doc Stamp-Deed: \$140.00**

**This Indenture**, made on May 22, 2026 by **DMITRIY SHAPOVALOV SHAPOVALOVA**, a married person, whose post office address is: 4524 Downey Court, North Port, Florida 34288, hereinafter called the GRANTOR, to, **SJME, LLC, a Florida limited liability company**, whose post office address is: 16838 Wingspread Loop, Winter Garden, FL 34787, hereinafter called the GRANTEE:

*(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)*

**Witnesseth**, that 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 49, Block 2458, 49th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 21, Pages 1 and 1A through 1TT, of the Public Records of Sarasota County, Florida.**

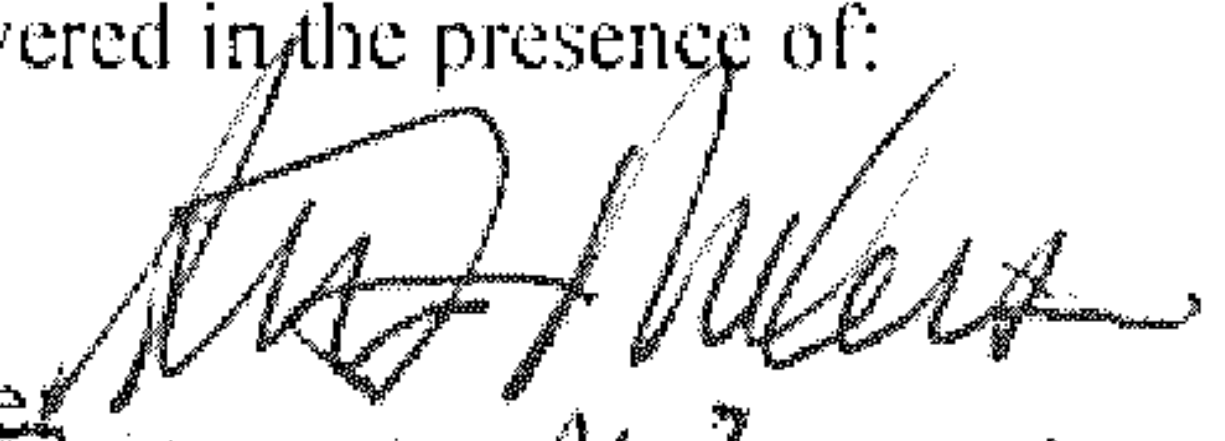
**Said Property is Vacant Land.**


The property is NOT the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida. **Together** with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining. **To have and to hold** the same in fee simple forever.

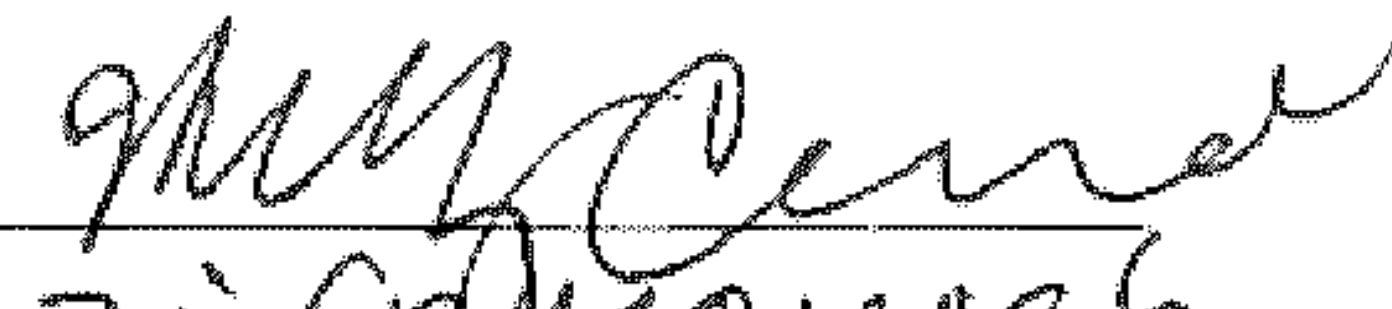
**And** the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

**In Witness Whereof**, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

**Signed, sealed and delivered** in the presence of:

1st Witness Signature:   
Printed Name: Stan J. Miloszewicz  
Witness Address: 1000 S. Tamiami Tr., Venice, FL 34285

  
DMITRIY SHAPOVALOV

2nd Witness Signature:   
Printed Name: Mitzi Cemovich  
Witness Address: 1000 S. Tamiami Tr., Venice, FL 34285


STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of May 2026, by DMITRIY SHAPOVALOV who has produced FLDL as identification.

[Notary Seal]



Mitzi Cemovich  
Comm.: HH 277557  
Expires: July 27, 2026  
Notary Public - State of Florida

  
Notary Public Signature