

\$ 18.50 Recording

\$ 350.00 Documentary Stamps

\$ _____ Intangible Tax

Prepared by and return to

Ariana R Fileman, Esq

Fileman Law Firm, P A

201 W Marion Ave , Suite 1208

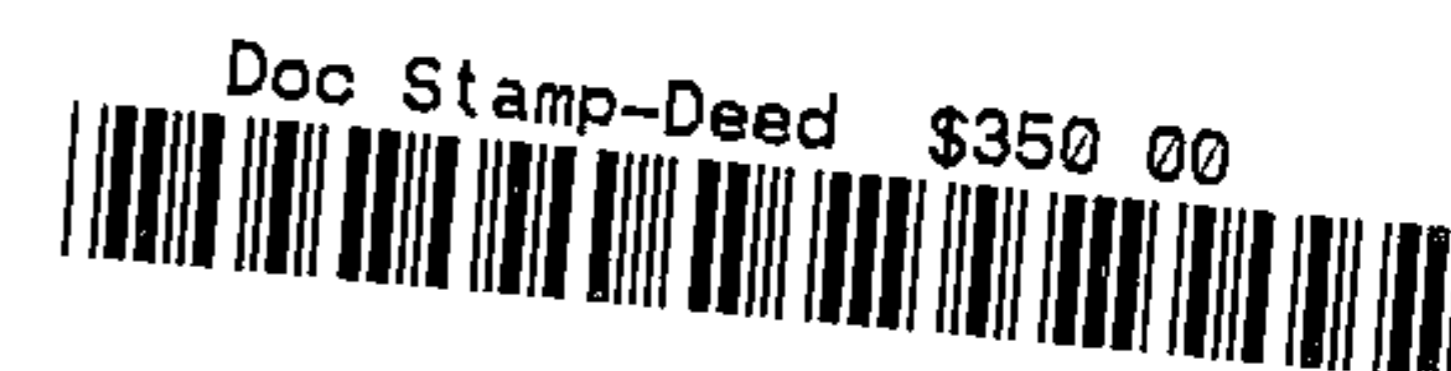
Punta Gorda, FL 33950

File No 4965-26-130

Parcel Identification Nos 0959119608 and 0959119609

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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026071789 2 PG(S)
May 28, 2026 01 00 11 PM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



WARRANTY DEED

(STATUTORY FORM – SECTION 689 02, F S)

This indenture made the **22nd day of May, 2026** between **Nancy M Ningard, an unmarried widow**, whose post office address is **2148 Tejon Avenue, North Port, FL 34286**, of the County of Sarasota, State of Florida, Grantor, to **Andrey Yuriy Grigoryev and Tatyana Yuryevna Grigoryev, husband and wife**, whose post office address is **127 Antis Drive, Rotonda West, FL 33947**, of the County of Charlotte, State of Florida, Grantee

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U S \$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

Lots 8 and 9, Block 1196, Twenty-Fifth Addition to Port Charlotte Subdivision, according to the plat thereof as recorded in Plat Book 15, Pages 2, 2A through 2Q, inclusive, of the Public Records of Sarasota County, Florida.

The subject property is not the homestead property or contiguous to the homestead property of the Grantor or Grantor's immediate family Grantor's homestead proeprty is situate at 2148 Tejon Avenue, North Port, FL 34286

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

Subject to taxes for 2026 and subsequent years, not yet due and payable, covenants, restrictions, easements, reservations and limitations of record, if any

TO HAVE AND TO HOLD the same in fee simple forever

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of

all persons whomsoever

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

Arian R Fileman
1st Witness Signature
Printed Name Arian R Fileman

Nancy M Ningard
Nancy M Ningard

Address 201 W Marion Ave #1208
Punta Gorda FL 33950

Sarah E Gielow
2nd Witness Signature
Printed Name Sarah E Gielow

Address 201 W Marion Ave #1208
Punta Gorda, FL 33950

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of May, 2026, by Nancy M Ningard, who is/are personally known to me or who has/have produced FL drivers license as identification

Arian R Fileman
Signature of Notary Public

Arian R Fileman
Print, Type/Stamp Name of Notary

6/27/2029
My Commission Expires

[Notary Seal]



ARIANAR FILEMAN
Commission # HH 654016
Expires June 27, 2029