

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 # 2026071876 2 PG(S)

5/28/2026 1:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499787

Doc. Stamps - ~~\$6,020.00~~ 2905.00
PID No. 0974182521

Doc Stamp-Deed: \$2,905.00

WARRANTY DEED

This Indenture, made on May 22, 2026 by **SERGEY DONKOGLO** and **NATALYA DONKOGLO**, husband and wife, whose post office address is: 2727 92nd Place SE, Everett, Washington 98208-3642, hereinafter called the GRANTOR, to **RICHARD JOHN IUPPA** and **SANDY DORIS IUPPA**, husband and wife, whose post office address is: 1105 Walker Lake Ontario Road, Hilton, New York 14468, 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 21, Block 1825, PORT CHARLOTTE 37th ADDITION, a subdivision according to the plat thereof recorded at Plat Book 16, Pages 4, 4A through 4H, inclusive, in the Public Records of Sarasota County, Florida

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: Brandon James Crocker
Printed Name: Brandon James Crocker
Witness Address: 2125 Tybee Road Saint Cloud, FL 34769

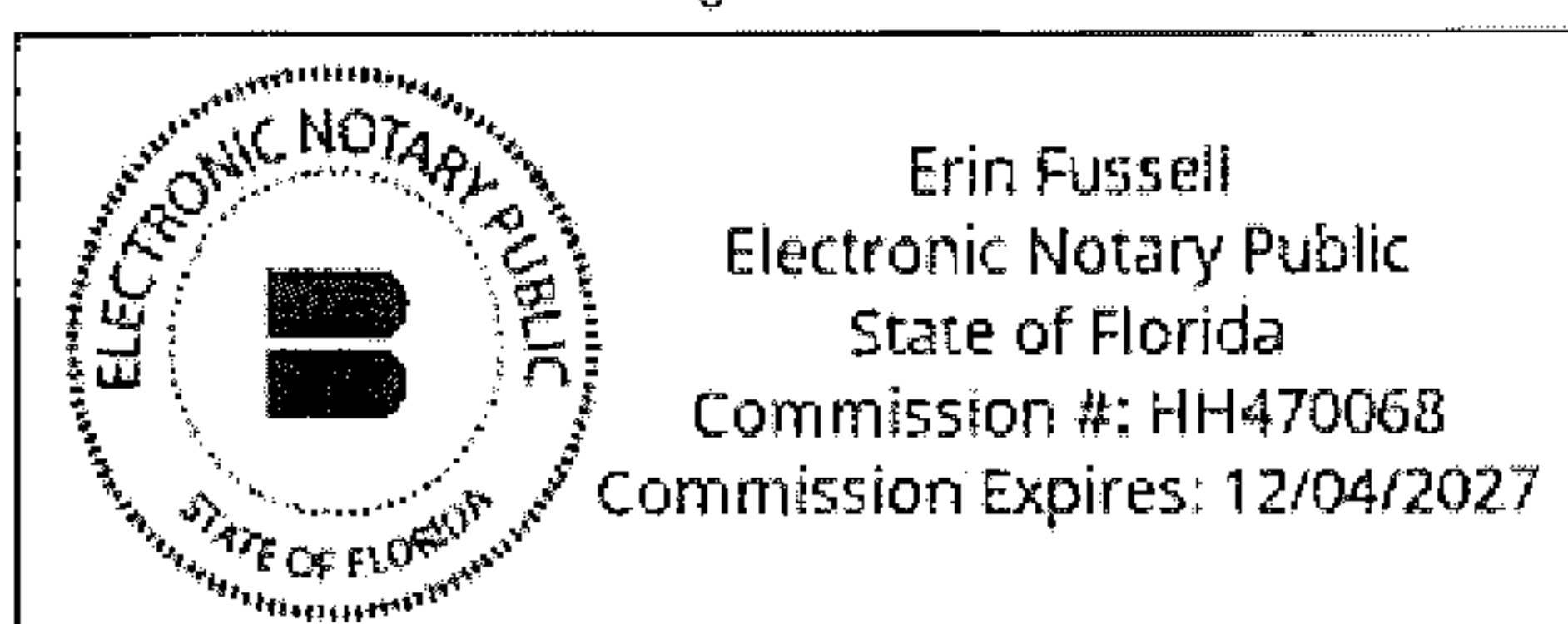
Sergey Donkoglo
SERGEY DONKOGLO

2nd Witness Signature: Erin Fussell
Printed Name: Erin Fussell
Witness Address: 12363 Hernando Road North Port, FL 34287

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 SERGEY DONKOGLO who has produced Washington State Driver's License as identification.
Notarized online using audio-video communication

[Notary Seal]



Warranty Deed

Erin Fussell
Notary Public Signature
Erin Fussell

1st Witness Signature: Brandon James Crocker
Printed Name: Brandon James Crocker
Witness Address: 2125 Tybee Road Saint Cloud, FL 34769

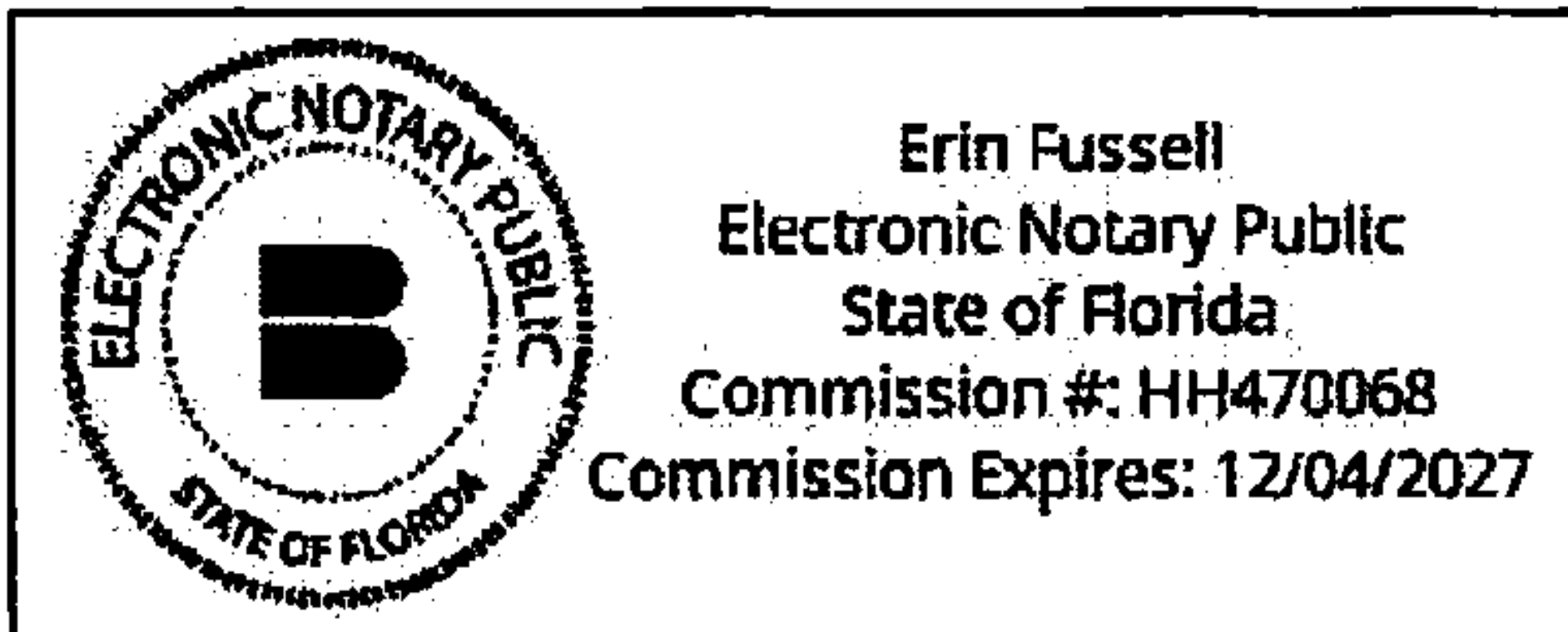
Natalya Donkoglo
NATALYA DONKOGLO

2nd Witness Signature: [Signature]
Printed Name: Erin Fussell
Witness Address: 12363 Hemando Road
North Port, FL 34287

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 NATALYA DONKOGLO who has produced Washington State as identification. Driver's License

Notarized online using audio-video communication



[Signature]
Notary Public Signature
Erin Fussell