

5/28/2026 4:26 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3500120

Prepared by and return to:
Fran Santiago
Homeward Title 2, LLC
916 S Capital of TX Hwy
Suite 2.200
512-598-6282
File No HTFL-26-1656

Doc Stamp-Deed: \$4,270.00

WARRANTY DEED – CORPORATE GRANTOR

This Warranty Deed made this **28th day of May, 2026**, by and between Purchasing Fund 2023-2, LLC, a Delaware Limited Liability Company, whose address is 1007 South Congress Avenue, Suite 9-400, Austin, TX 78707, hereinafter called the Grantor; and **Yury Shtern and Anna Gnezdok, husband and wife, and Eliana Shtern, a single woman, as joint tenants with right of survivorship**, hereinafter called the Grantee, whose mailing address is **12717 MORNING MIST PLACE, VENICE FL 34293**.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of **Sarasota**, State of **Florida**, to wit:

Lot 64, of SOLSTICE PHASE ONE, according to the Plat thereof, as recorded in Plat Book 55, Page 380 of the Public Records of Sarasota County, Florida.

SAID PROPERTY IS NOT THE HOMESTEAD OF GRANTEES YURY SHTERN AND ANNA GNEZDOK husband and wife, Homestead address is 17001 Collins Ave Unit 2804 Sunny Isles FL 33160
SAID PROPERTY IS THE HOMESTEAD OF ELIANA SHTERN, A SINGLE WOMAN

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, **2026**, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Wesley Woods
WITNESS
PRINT NAME: Wesley Woods

Miranda Alvarez
WITNESS
PRINT NAME: Miranda Alvarez

Purchasing Fund 2023-2, LLC, a Delaware Limited Liability Company
By: Purchasing Fund 2023-1 Holdco, LLC, it's sole member

By: Homeward Inc, a Delaware corporation, sole member
By: [Signature], as authorized signer

Print Name & Title: Melissa Martin, Authorized Signer

Witness #1 Address: 1007 S Congress Ave Austin TX 78704

Witness #2 Address: 1007 S Congress Ave Austin TX 78704

STATE OF TEXAS
COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of MAY, 2026, by Melissa Martin as Authorized Representative on behalf of Purchasing Fund 2023-1 Holdco, LLC, a Delaware limited liability company, the sole member of Purchasing Fund 2023-2, LLC, a Delaware limited liability company., who is/are personally known to me or who has/have produced _____ as identification.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: 8
OR Produced Identification: _____

Type of Identification Produced: _____

