

Prepared by and return to:
Lisa Schweit
Alliance Group Title, LLC
2000 Webber Street
Sarasota, Florida 34239
File Number: 26-168

5/29/2026 12:53 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3500337

Doc Stamp-Deed: \$2,275.00

General Warranty Deed

This Indenture, made this May 28, 2026 A.D. By **Evgeny S. Sheyman and Alexandra J. Sheyman, husband and wife**, whose post office address is: 15 Royal Oaks Ct., Alamo, California 94507, hereinafter called the grantor, to **CABK Holdings LLC, a Florida limited liability company**, whose post office address is: 4987 Taywater Dell, Sarasota, Florida 34235, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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, viz:

Lot 2, Block 348, Third Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 31, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0999034802**

Subject to reservations, restrictions, and easements of record.

Together with all the 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 except taxes accruing subsequent to December 31, 2025.

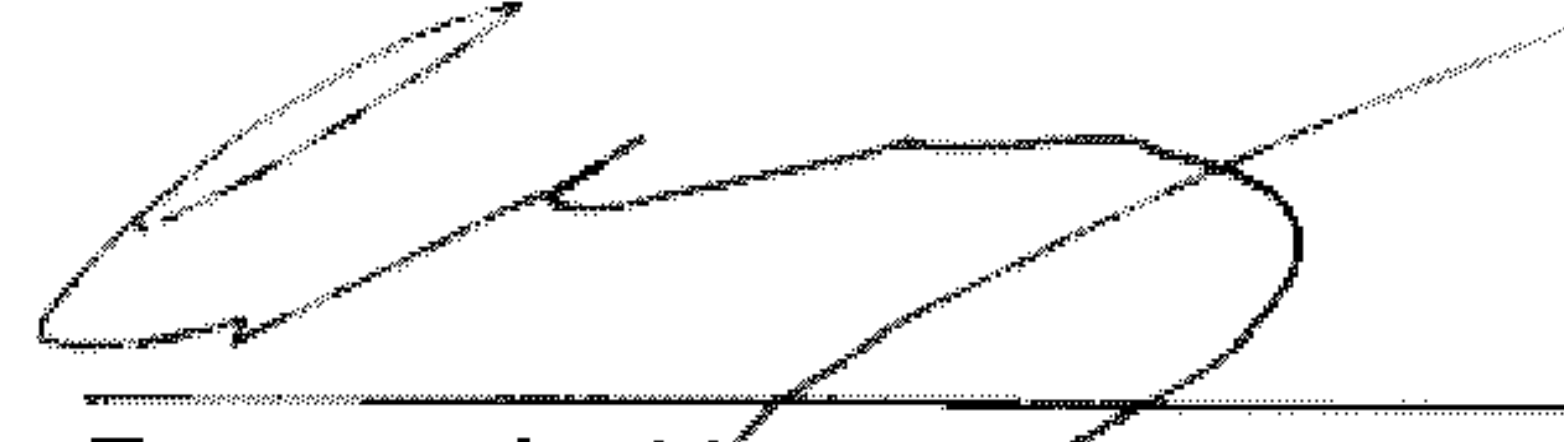
SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

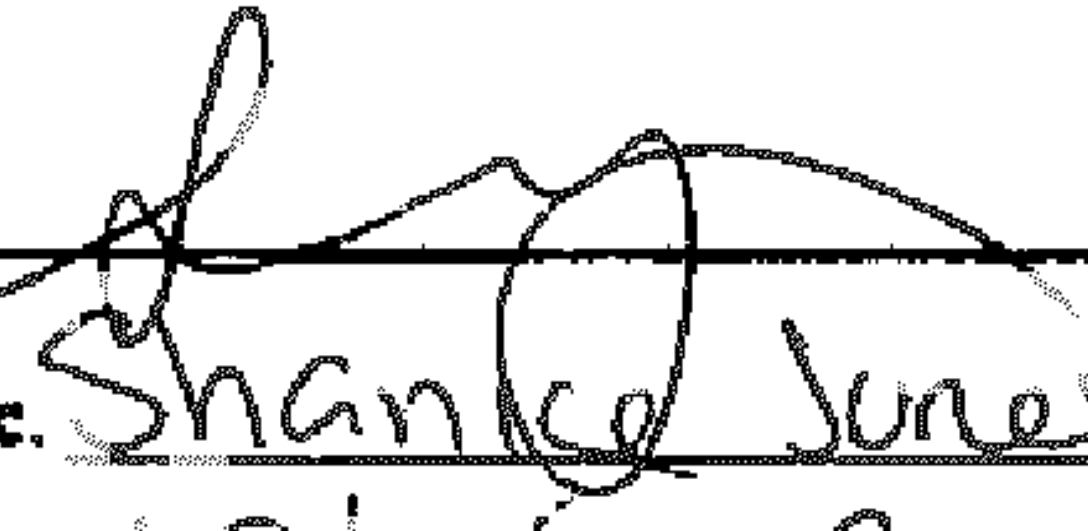
Signed, sealed and delivered in our presence:



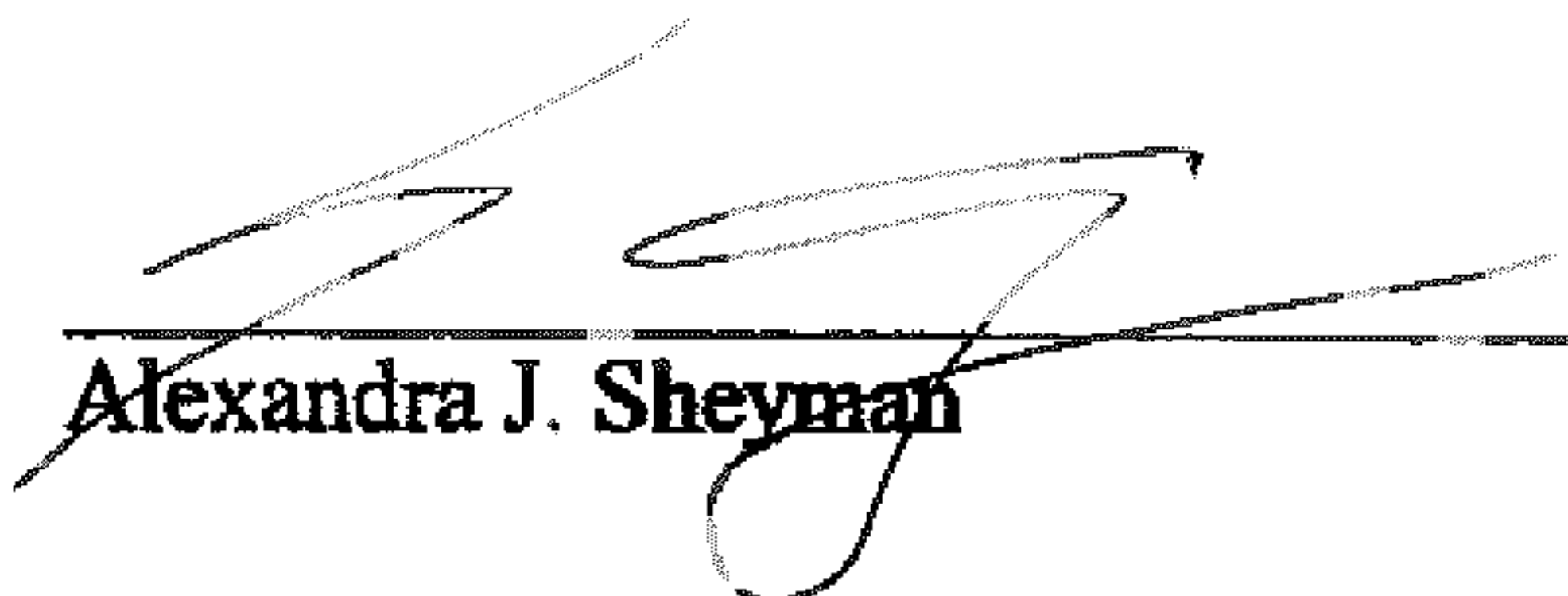
Witness Signature
Print Witness Name: Ben Weiner
Print Witness Address: 696 San Ramon Valley Blvd.
City and zip code: Danville, CA 94526



Evgeny S. Sheyman



Witness Signature
Print Witness Name: Shante Jones
Print Witness Address: 696 San Ramon Valley Blvd.
City and zip code: Danville, CA 94526



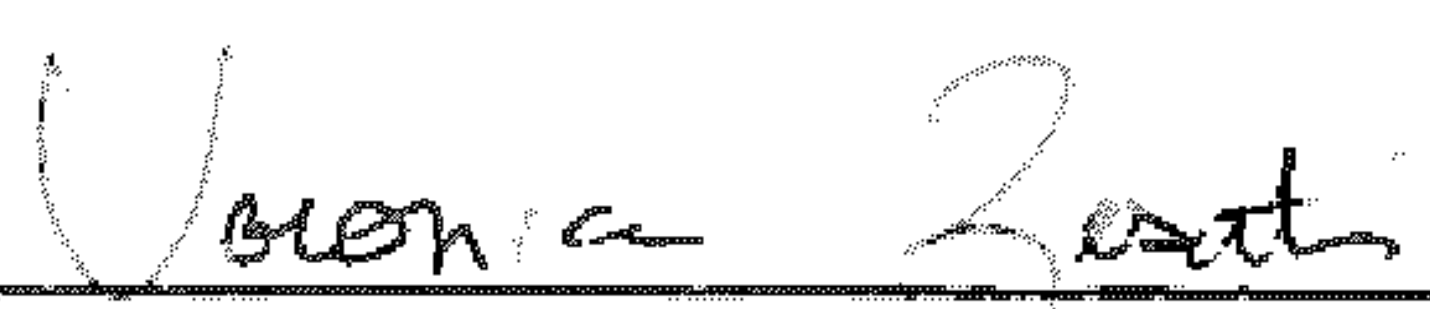
Alexandra J. Sheyman

STATE OF CALIFORNIA
COUNTY OF Contra Costa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of May, 2026, by Evgeny S. Sheyman and Alexandra J. Sheyman, who are personally known to me or who has produced driver's license as identification.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

[SEAL]



Notary Public
Print Name: Veronica Delia Zesati

My Commission Expires: 09/03/2027

