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INSTRUMENT # 2026072594 4 PG(S)

5/29/2026 1:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500403

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29297

Doc Stamp-Deed: \$4,655.00

Consideration: \$665,000.00

General Warranty Deed

Made this May 28, 2026 By **Lucio Castro f/k/a Hanz Castro Martinez, an unmarried man and Kelli Castro, as unmarried woman**, whose post office address is: 8517 Golden Dawn Court, Sarasota, Florida 34241, hereinafter called the Grantor, to **Avenir Gedarevich and Karina Krivitchenko, husband and wife**, whose post office address is: 3635 Quiet Drive, Sarasota, Florida 34240, 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:

Lot 10, HIDDEN CREEK, PHASE 2, according to the plat thereof, as recorded in Plat Book 54, Pages 119 through 131, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0208110010**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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.


The subject property is being sold/conveyed in conjunction with that certain Marital Settlement Agreement dated April 7, 2026 as filed in Sarasota County Case No. 2026 DR 295 NC and Grantors hereby certify that they have complied with the terms contained therein.

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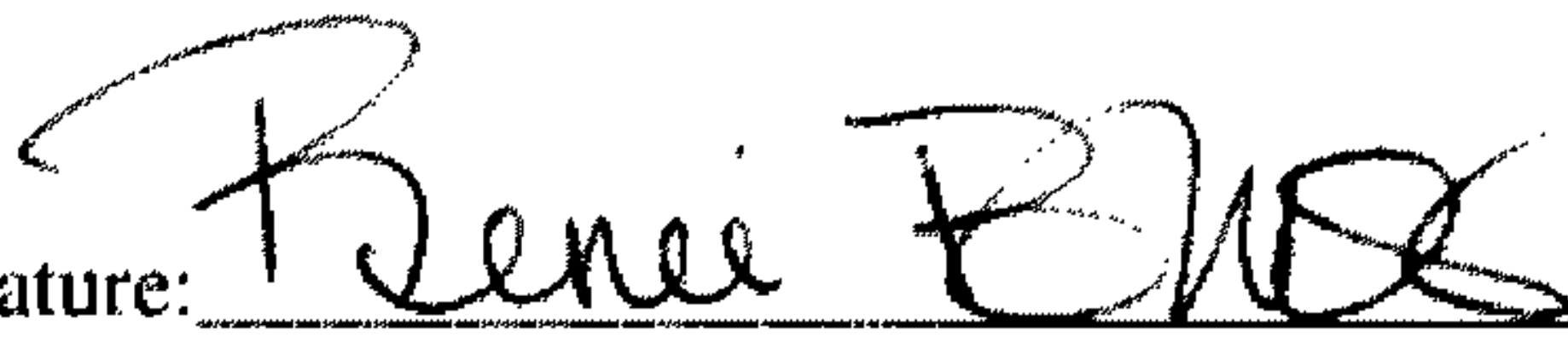
And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

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: 
Witness # 1 Printed Name: Lauren Kohl
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

 (Seal)
Lucio Castro f/k/a Hanz Castro Martinez

Witness Signature: 
Witness # 2 Printed Name: Renee Blus
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

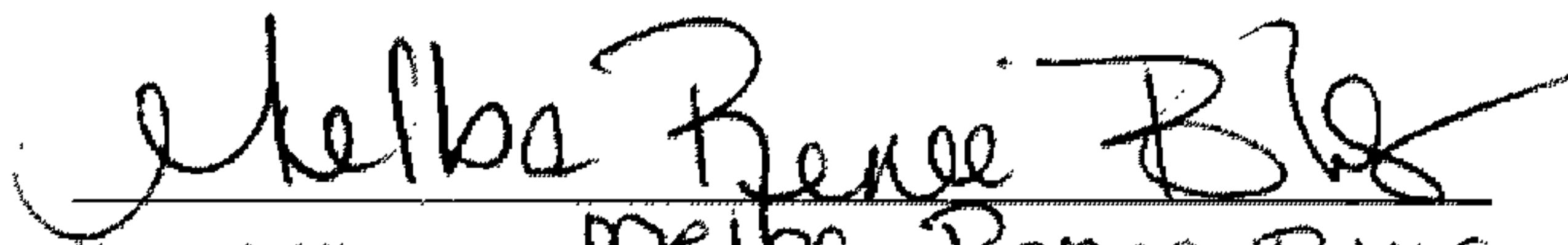
State of FL
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on 7/24/27. The foregoing instrument was acknowledged before me by means of physical presence or online notarization this May 27, 2026, by Lucio Castro f/k/a Hanz Castro Martinez, an unmarried man, who is/are personally known to me or who produced DL as identification.



MELBA RENEE BLUS
Notary Public
State of Florida
Comm# HH425209
Expires 7/24/2027

(SEAL)


Notary Public Melba Renee Blus
My Commission Expires: _____

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29297

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:

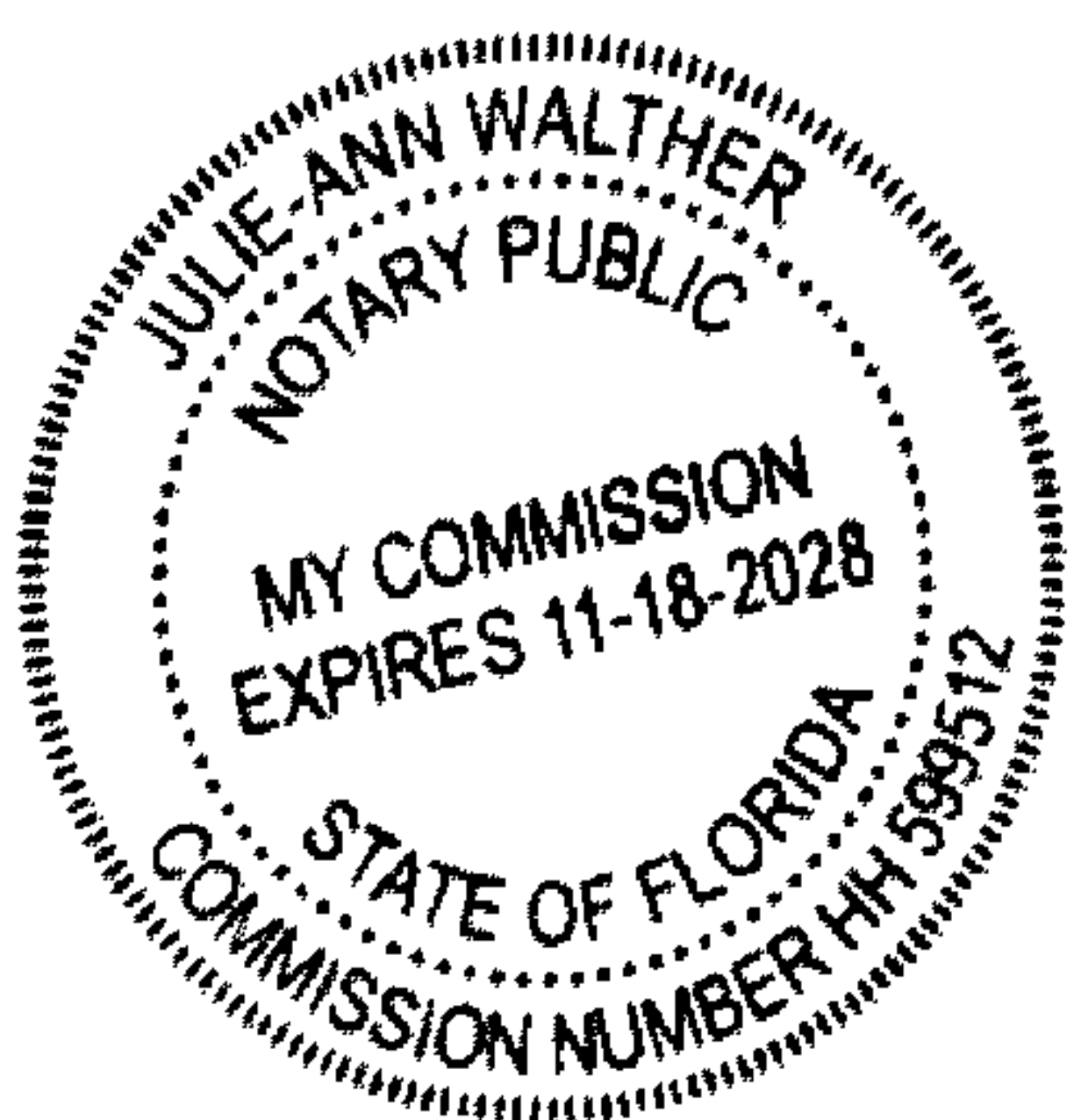
Witness Signature: *Benee Blus* *Kelli Castro* (Seal)
Witness # 1 Printed Name: Benee Blus Kelli Castro
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

Witness Signature: *Julia*
Witness # 2 Printed Name: *Julia Walther*
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

State of FL
County of Sarasota

I am a Notary Public of the State of FL, and my commission expires on 11/18/28. The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization this May 28, 2026, by Kelli Castro, as unmarried woman, who is/are personally known to me or who produced DL as identification.

(SEAL)



Julia
Notary Public
My Commission Expires: _____



Petition for Name Change
Department of Homeland Security
 U.S. Citizenship and Immigration Services

USCIS
Form N-662



Name of Court

A-214783581

Information About You (Petitioner)

As part of the naturalization process, you have the opportunity to legally change your name. Please complete **Item Number** lines 1 – 8. (Type or print clearly.)


1. Full and Correct Name (Current Name)
 Given Name (First Name) Middle Name Family Name (Last Name)
HANZ LUCIO CASTRO MARTINEZ

2. Mailing Address
 Street Number and Name City or Town State ZIP Code
3635 QUIET DR SARASOTA FL 34240

3. Country of Citizenship or Nationality 4. Date of Birth (mm/dd/yyyy) 5. Alien Registration Number (A-Number)
Peru 11/20/1989 A-214783581

6. I certify that I am not seeking a change of name for any unlawful purpose such as the avoidance of debt or evasion of law enforcement.

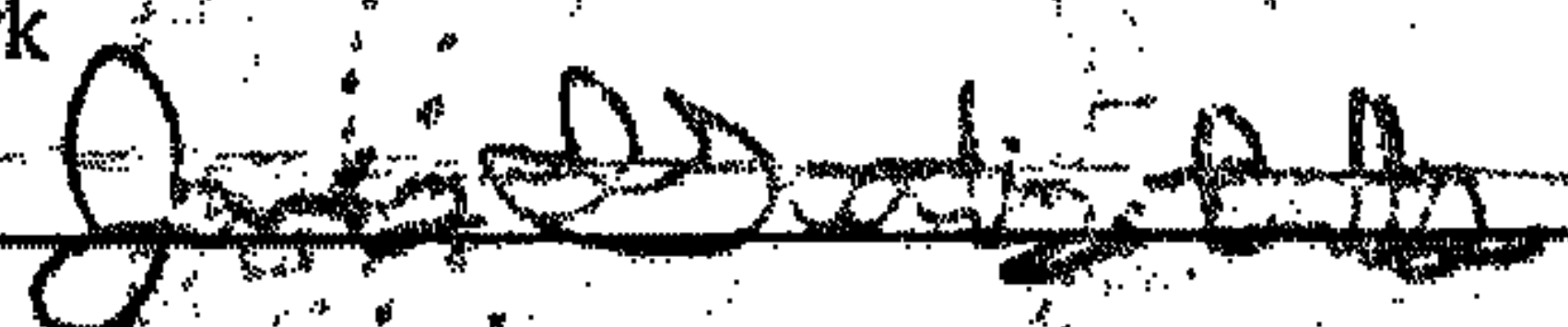
7. I petition the court to change my name to:
 First Name Middle Name Last Name
LUCIO _____ CASTRO

8. Signature and Date
 Signature of Petition (Use your current name)  Date (mm/dd/yyyy)
 _____ _____ 12/06/2021

Certification of Name Change

I certify that the above petition was granted by the court on this date, JAN 21 2022
 (mm/dd/yyyy)

Signature of Clerk
Elizabeth M. Warren

Signature of Deputy Clerk


Important Information

Your copy of this petition, along with your Certificate of Naturalization, which you will receive upon taking the oath of allegiance, will verify that you elected to change your name. Your Certificate of Naturalization bears your new name as changed per order of the court.