

**RECORDED IN OFFICIAL RECORDS
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5/29/2026 2:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500672

Prepared by and Return to:
Dana Johnstone
Suncoast One Title & Closings, Inc.
1212-A E Venice Avenue
Venice, FL 34285

Doc Stamp-Deed: \$2,485.00

File No.: VEN-2026-2040
Parcel ID Number: 0444160026

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th day of May, 2026 between Hector F. Monagas and Charlene A. Monagas, husband and wife, whose post office address is 301 South Maybelle Avenue, Wichita, KS 67209, of the County of Sedgwick, State of Kansas, Grantors, to Nikolay Stelmakh, a married man, and Iona Pototsky, a married woman, whose post office address is 2605 Moonlight Circle, Camillus, NY 13031, of the County of Onondaga, State of New York, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 119, Fairway Village Phase Three, according to the map or plat thereof, recorded in Plat Book 39, Page(s) 47, of the Public Records of Sarasota County, Florida.

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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Amanda Warren
WITNESS 1 SIGNATURE
PRINT NAME: Amanda Warren

WITNESS 1 ADDRESS:
1212 E. Venice Ave.
Venice FL 34285

Dana Johnstone
WITNESS 2 SIGNATURE
PRINT NAME: Dana Johnstone

WITNESS 2 ADDRESS:
1212 E. Venice Ave
Venice FL 34285

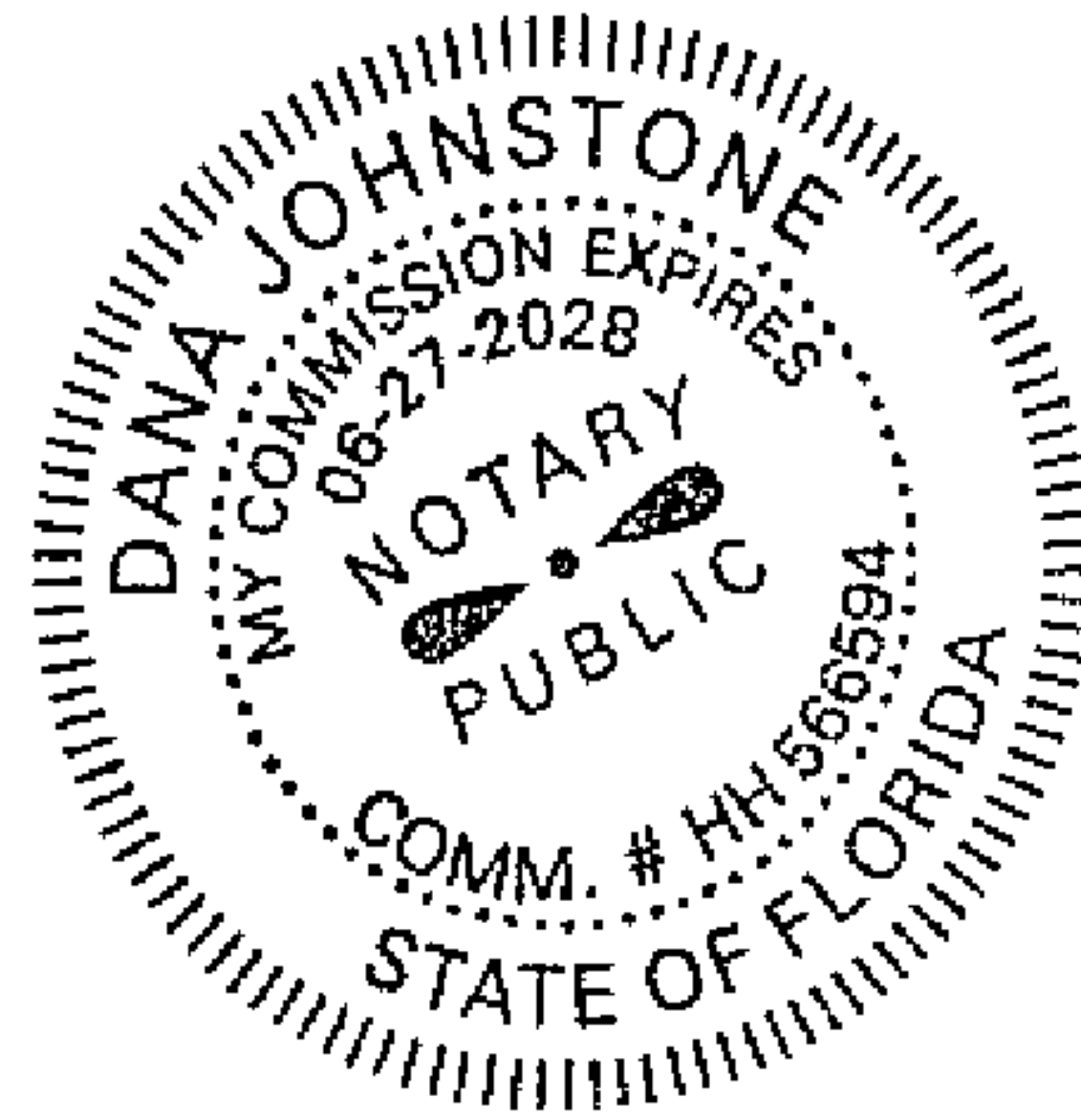
Hector F. Monagas
Hector F. Monagas
Charlene A. Monagas
Charlene A. Monagas

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of May, 2026, by Hector F Monagas and Charlene A. Monagas, who is/are personally known to me or who has/have produced FL DL as identification.

Dana Johnstone
Signature of Notary Public

Print, Type/Stamp Name of Notary



(NOTARY SEAL)