

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026074131 2 PG(S)**

Return to:
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

This Instrument Prepared
under the supervision of:

Elizabeth Martinez
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

Property Appraisers Parcel Identification (Folio) No.:
0968057104

Our File No.: 83-26-0338

6/1/2026 5:01 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3501623

Doc Stamp-Deed: \$2,205.00

WARRANTY DEED

This Warranty Deed made this 29th day of May, 2026 by Kremno Properties, LLC, a Florida Limited Liability Company, whose mailing address is 1296 Mosaic Street, North Port, FL 34288, hereinafter called the grantor(s), to Antonio Paoletti, an unmarried person, whose post office address is 2800 Dooling St, North Port, FL 34291, hereinafter called the grantee:

(Wherever used herein the terms "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(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

Lot 4, Block 571, Eighteenth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page(s) 6, 6A through 6V, inclusive, of the Public Records of Sarasota County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Anna Martinez
First Witness Signature
Anna Martinez
Printed Signature

8319 Market St
Lake Wood Ranch FL 34202
Address of First Witness

Martine King
Second Witness Signature

Martine King
Printed Signature
8319 Market St
Lake Wood Ranch, FL 34202
Address of Second Witness

Kremno Properties, LLC

BY: Oleg 2.
Oleg Zakusilo
Manager

BY: Zakusilo V.
Vitaliy Zakusilo
Manager

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of May, 2026 by Oleg Zakusilo, the Manager and Vitaliy Zakusilo, the Manager of Kremno Properties, LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company who has produced OK as identification or is personally known to me to be the persons therein.

Anna Marie Spitz
Notary Public, State of Florida

My commission expires:
Seal

