



SUNBELT
TITLE AGENCY

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INSTRUMENT # 2026074377 2 PG(S)

6/2/2026 12:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501810

Prepared by and Return to:

Dixie Roth
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750526-03279

Doc Stamp-Deed: \$3,710.00

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This Warranty Deed

Made this **1st day of June, 2026** by **Sally A. Stricker, A Single Woman**, hereinafter called the Grantor, to **Mikhail Chuprov and Larisa Chuprova, Husband And Wife**, whose post office address is: **552 Westmount Lane, Venice, FL 34293**, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 31, GOVERNOR'S GREEN, according to plat thereof, recorded in Plat Book 35, Page(s) 13, 13A through 13H, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0443010008

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

Sally A. Stricker

Sally A. Stricker
1112 Arbor Lakes Circle
Sanford, FL 32771

Witness: (Signature)

Printed Name

Stephanie Flint

304 W. Venice Ave #302

Address

Venice, FL 34285

City, State, Zip

Peggy S. Lewis

Witness: (Signature)

Printed Name

Peggy S. Lewis

8181 S. Tamiami Trail

Address

Sarasota, FL 34231

City, State, Zip

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of May, 2026, by Sally A. Stricker, a Single Woman, who: is personally known to me or produced photo ID as identification.

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:

