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6/2/2026 2:26 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502057

**DEED TO LAND TRUSTEE
(F.S. 689.073)**

Doc Stamp-Deed: \$0.70

THIS DEED executed this 2 day of June, 2026, by PAVEL SEKOSAN and ELENA SEKOSAN, husband and wife, whose post office address is 1912 Jefferson Street, Hollywood, FL 33020, hereinafter referred to as "Grantor" and PAVEL SEKOSAN, as Trustee of the 4663 LINDA LAND TRUST dated June 2, 2026 (hereinafter referred to as "Trustee") as "Grantee," whose post office address 1912 Jefferson Street, Hollywood, FL 33020, with full power and authority either to protect, conserve and to sell or to lease, convey or to encumber or otherwise to manage and dispose of the real property described in this Deed pursuant to F.S. 689.073.

WITNESSETH, Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustee, its successors and assigns, the following described property situated in Sarasota County, Florida:

Lot 36, Block 216, Sixth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 11, Pages 34, 34A through 34G, inclusive, of the Public Records of Sarasota County, Florida.

Property Tax ID: 1003021636

Property physical address: 4663 Linda Drive, North Port, FL 34286

N.B. BY EXECUTION OF THIS DEED, I, ELENA SEKOSAN FULLY AND FOREVER RENOUNCE AND RELEASE ALL RIGHTS OF HOMESTEAD AND RIGHTS OF MARITAL ELECTION AND ANY ALL OTHER RIGHTS I NOW HAVE OR COULD EVER HAVE, IN CONNECTION WITH THE SUBJECT PROPERTY, AS A RESULT OF MY MARRIAGE TO PAVEL SEKOSAN, INCLUDING BUT NOT LIMITED TO RIGHTS OF EQUITABLE DISTRIBUTION; DIVISION OF ASSETS AND LIABILITIES; COMMUNITY PROPERTY; ATTORNEYS' FEES; SUIT MONEY; COSTS; AND ALL OTHER RIGHTS RESULTING FROM THE MARRIAGE. I, ELENA SEKOSAN HEREIN AGREE THAT THE SUBJECT PROPERTY IS THE SEPARATE NONMARITAL PROPERTY OF PAVEL SEKOSAN. I, ELENA SEKOSAN FURTHER HEREIN AGREE THAT BY EXECUTION OF THIS DEED I, ELENA SEKOSAN, FULLY AND FOREVER WAIVE, RENOUNCE, AND RELEASE ALL RIGHTS OF "HOMESTEAD" (AS THAT TERM IS DEFINED UNDER ARTICLE X, SECTION 4 OF THE CONSTITUTION OF THE STATE OF FLORIDA AND ANY AND ALL AMENDMENTS THEREOF, AND/OR AS MAY BE PROVIDED IN THE FLORIDA STATUTES AND AS INTERPRETED UNDER APPLICABLE CASE LAW OF THE STATE OF FLORIDA) I NOW HAVE OR COULD EVER HAVE, IN CONNECTION WITH THE PROPERTY DESCRIBED IN THIS DEED, AS A RESULT OF MY MARRIAGE TO PAVEL SEKOSAN; AND BY EXECUTING OR JOINING THIS DEED, I, ELENA SEKOSAN, PURSUANT TO FLORIDA STATUTE 732.7025, INTEND TO WAIVE THE "HOMESTEAD" RIGHTS THAT WOULD OTHERWISE PREVENT MY SAID SPOUSE, PAVEL SEKOSAN, FROM DEVISING THE PROPERTY DESCRIBED IN THIS DEED TO SOMEONE OTHER THAN ME. I, ELENA SEKOSAN FURTHER APPOINT PAVEL SEKOSAN AS MY ATTORNEY-IN-FACT TO MAKE, EXECUTE AND DELIVER ANY AND ALL INSTRUMENTS OR DOCUMENTS NECESSARY, IN THE FUTURE, TO EFFECTUATE THIS RENUNCIATION, RELEASE OF ALL OF MY RIGHT IN AND TO THE SUBJECT PROPERTY AND TO SELL, CONVEY, MORTGAGE OR DEAL WITH THE SUBJECT PROPERTY IN ANY MANNER, THIS POWER OF ATTORNEY TO SURVIVE MY INCOMPETENCE OR DISABILITY, IT BEING DURABLE.

N.B.: THE PREPARER OF THIS INSTRUMENT WAS NEITHER FURNISHED WITH, NOR REQUESTED TO REVIEW AN ABSTRACT OF THE TITLE TO THE LANDS HEREIN DESCRIBED AND THEREFORE, NO WARRANTY OR OTHER REPRESENTATION IS MADE AND NO OPINION (EXPRESS OR IMPLIED) IS GIVEN AS TO THE MARKETABILITY OR CONDITION OF TITLE THERETO; THE QUALITY OF THE LAND INCLUDED; THE LOCATION OF THE BOUNDARIES THERETO; THE EXISTENCE OF LIENS, UNPAID TAXES, OR ENCUMBRANCES; OR THE GRANTOR'S RIGHT TO TRANSFER THE PROPERTY.

TOGETHER WITH all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining;

TO HAVE AND TO HOLD the said property in fee simple upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, convey, mortgage, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant such successor or successors in trust of all the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant

options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property to condominium, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on part of the Trustee, whole in form purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to or by a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust or other instrument, and (d) if the conveyance is made to or by a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable in or to said real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

Upon the death, disability, resignation, or replacement of **PAVEL SEKOSAN**, the Co-Successor Trustees shall be **JOHN SEKOSAN** and **DOREL SEKOSAN**. Upon the death disability, resignation or replacement of the Successor Trustee hereunder shall be the other one of them. Evidence of a Trustee's death shall consist of a certified copy of his/her death certificate(s). Evidence of a Trustee's disability shall consist of a licensed physician's affidavit establishing that such Trustee is incapable of performing his/her duties as Trustee. Evidence of a Trustee's resignation shall consist of a resignation, in writing, duly executed and acknowledged by him/her. Evidence of a Trustee's replacement shall consist of a written instrument duly executed and acknowledged by the replacement Trustee and/or acting Co-Trustee herein stating that such Trustee has been removed and further stating the present acting Trustee(s). The remaining, Successor or newly named Trustee shall have the same powers granted to the Trustee(s) named herein, as set forth herein and title to the land described in this Deed shall be deemed to be held by the remaining, Successor or newly named Trustee and to pass to the remaining, Successor or newly named Trustee without the requirement of recording any further or additional documents. The written acceptance by a Successor or newly named Trustee, recorded among the public records in the county where the real property described below is located, together with the evidence of a Trustee's death, disability, resignation, or replacement (as previously provided herein) shall be deemed conclusive proof that such Successor or newly named Trustee is duly authorized to act.

This Deed has been given and accepted by any Trustee who holds title in accordance with Section 689.073, Florida Statutes. Any Trustee shall have no personal liability whatsoever for action as Trustee under the Trust Agreement referred to above or by virtue of taking title to the land described above and the sole liability of Trustee hereunder shall be limited to the property which the Trustee holds under the Trust Agreement referred to above.

All references herein to "Trustee" shall be deemed to include the "Successor Trustee" herein named and all references herein to the singular shall apply to the plural and vice versa.

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

IN WITNESS WHEREOF, the Grantor(s) aforesaid has hereunto set their hand(s) and seal(s) this 2 day of June, 2026.

Witnesses as to both PAVEL SEKOSAN and ELENA SEKOSAN

Witness Sign: Tetyana Tyshchenko
TETYANA TYSHCHENKO
100 N. Federal Highway, Suite 200
Hallandale Beach, FL 33009

PAVEL SEKOSAN

Witness Sign: Neil A. Milestone
NEIL A. MILESTONE
100 N. Federal Highway, Suite 200
Hallandale Beach, FL 33009

ELENA SEKOSAN

STATE OF FLORIDA
COUNTRY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence this 2 day of June, 2026, by PAVEL SEKOSAN and ELENA SEKOSAN who produced FL Driver's License as identification and did take an Oath.

My commission expires:

NOTARY PUBLIC

Sign: Neil A. Milestone
NEIL A. MILESTONE
State of Florida at Large

