

Prepared by/Return to:
Cemo Title Services, LLC
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Doc. Stamps - \$175.00
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INSTRUMENT # 2026075007 2 PG(S)

6/2/2026 5:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502310

WARRANTY DEED

Doc Stamp-Deed: \$175.00

This Indenture, made on May 28, 2026 by VIKTOR TOLSTOLUTSKY and SVETLANA TOLSTOLUTSKY, husband and wife, whose post office address is: 4612 NE 126th Circle, Vancouver, Washington 98686-2691, hereinafter called the GRANTOR, to DAVID W. RANKIN and TERESA A. RANKIN, husband and wife, whose post office address is: 2116 Mc Ginnis Terrace, North Port, Florida 34286-5043, hereinafter called the GRANTEE:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that 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, viz:

Lot 33, Block 344, FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 33, of the Public Records of Sarasota County, Florida

Said Property is Vacant Land.

The property is NOT the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida. Together with all 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, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

1st Witness Signature: Tatyana Zak
Printed Name: Tatyana Zakharochenko
Witness Address: 2415 NE 123 Ct. Vancouver
WA 98689

[Signature]
VIKTOR TOLSTOLUTSKY

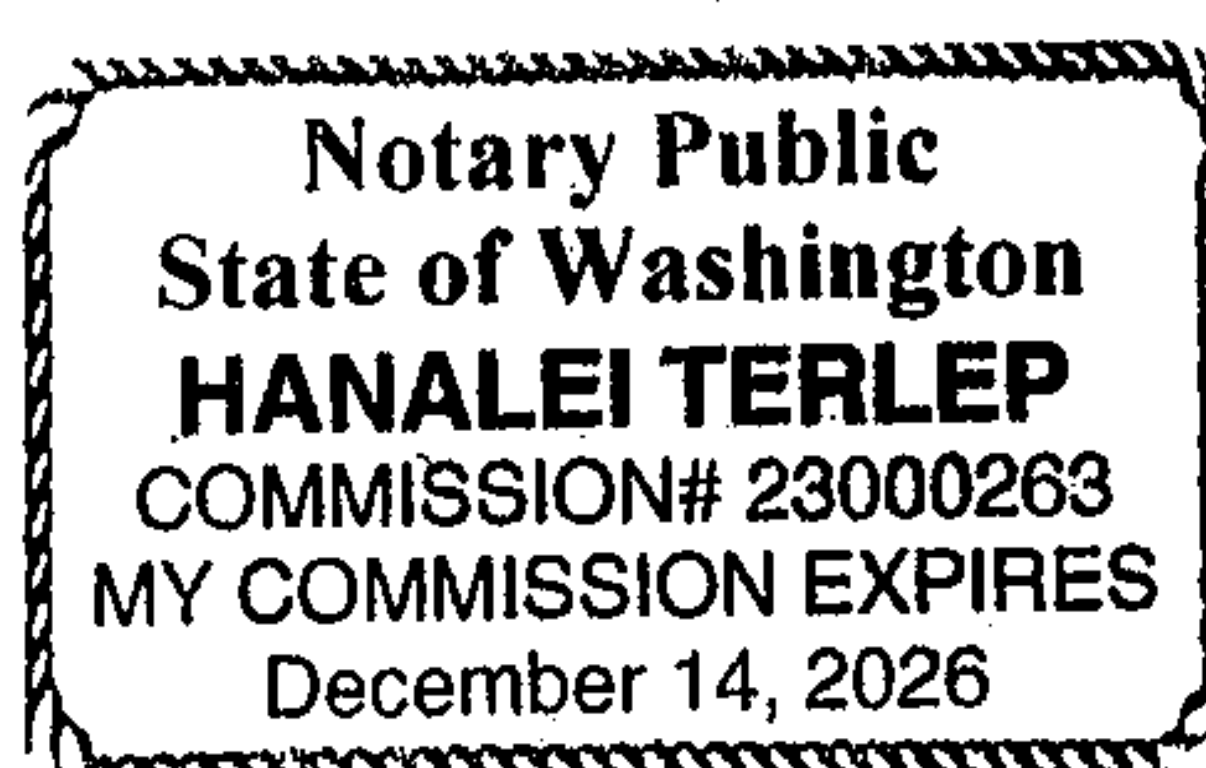
2nd Witness Signature: Hanalei Terlep
Printed Name: Hanalei Terlep
Witness Address: 3308 NE Auto mail dr Vancouver WA
98662

STATE OF WASHINGTON
COUNTY OF Clark

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of May 2026, by VIKTOR TOLSTOLUTSKY who has produced Passport as identification.

[Notary Seal]

Warranty Deed



[Signature]
Notary Public Signature

1st Witness Signature: Tatyana Zak
Printed Name: Tatyana Zakharchenko
Witness Address: 2415 NE 123 Ct
Vancouver WA 98684

S Tolst
SVETLANA TOLSTOLUTSKY

2nd Witness Signature: Hanalei Terlep
Printed Name: Hanalei Terlep
Witness Address: 3308 NE Auto Mall Dr Vancouver WA
98662

STATE OF WASHINGTON
COUNTY OF Clark

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of May 2026, by SVETLANA TOLSTOLUTSKY who has produced Passport as identification.

[Notary Seal]



Hanalei Terlep
Notary Public Signature