

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026077881 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504783

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

Doc Stamp-Deed: \$3,271.10

File No.: VEN-2026-2050
Parcel ID Number: 0458-13-0004

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WARRANTY DEED

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

This indenture made the 5th day of June, 2026 between Vadim Nikolayevich Desyatnikov, a married man, whose post office address is **427 Pineview Drive, Venice, FL 34293**, of the County of Sarasota, State of Florida, Grantor, to **Martin N. Perets and Albina Perets, husband and wife**, whose post office address is **4504 Alligator Drive, Venice, FL 34293**, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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:

Lots 181, 182 and 183, South Venice Unit No. 1, according to the plat thereof, as recorded in Plat Book 6, Page(s) 28, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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 Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Robin Fulghum

WITNESS 1 SIGNATURE
PRINT NAME: Robin Fulghum

Vadim Desyatnikov

Vadim Nikolayevich Desyatnikov

WITNESS 1 ADDRESS:

13518 Deer Creek Rd Ashland, VA 23005

Christopher Andrew Yon

WITNESS 2 SIGNATURE
PRINT NAME: Christopher Yon

WITNESS 2 ADDRESS:
11357 Nuckols Rd #1087
Glen Allen, VA 23059

STATE OF Virginia
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of () physical presence or (☒) online notarization, this 8th day of June, 2026, by Vadim Nikolayevich Desyatnikov and Desyatnikova, () who is/are personally known to me or (☒) who has/have produced Driver License as identification.

Christopher Andrew Yon

Signature of Notary Public
Christopher Yon

Print, Type/Stamp Name of Notary



(NOTARY SEAL)

Notarized by USA Notary Services LLC using online audio/video communication