

6/9/2026 3:23 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3505133

Doc Stamp-Deed: \$3,745.00

Prepared by and return to:
Janelle Smith
NORTH PORT TITLE, LLC
13801 Tamiami Trail Suite C
North Port, FL 34287
941-423-0360
260298

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Warranty Deed

This Warranty Deed made this 8 day of June 2026, between **Christina M. Bertrand, a married woman** whose post office address is **9 Bow Oarsman Road, East Hampton, New York 11937**, grantor, and **Antoaneta Paskaleva and Nikola Paskalev, a married couple** whose post office address is **5616 143rd Street SW, Edmonds, Washington 98026**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Lot 91, of VENETIA PHASE 4, according to the Plat thereof as recorded in Plat Book 43, Page 13 of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0461080021

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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, except taxes accruing subsequent to **December 31, 2025**.

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:

Janelle Smith

Witness

Janelle Smith

Witness Name Printed

13801 Tamiami Trl, Ste C, North Port, FL 34287

Cynthia M Ehke

Witness

CYNTHIA M EHKE

Witness Name Printed

13801 Tamiami Trl, Ste C, North Port, FL 34287

Christina M. Bertrand

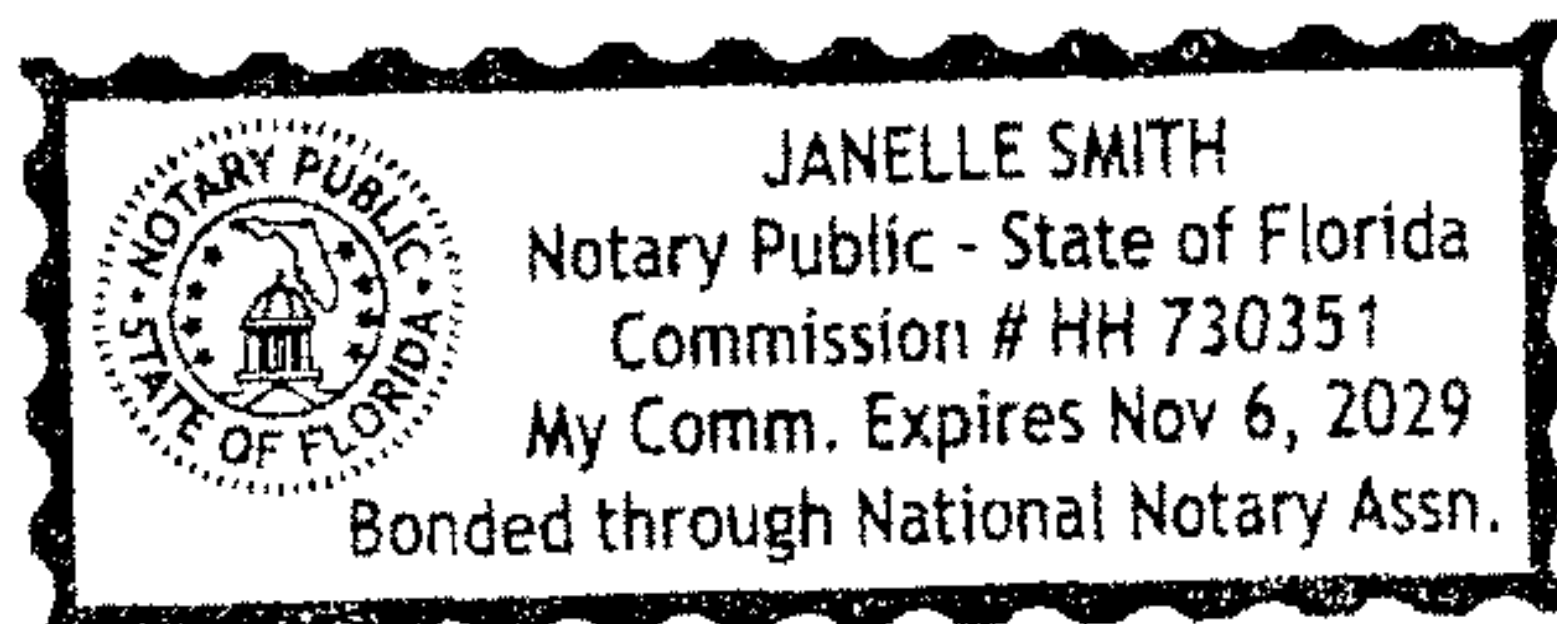
Christina M. Bertrand

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 5 of June, 2026 by Christina M. Bertrand, a married woman, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)



Janelle Smith

Notary Public

Printed Name: _____

My Commission Expires: _____