

Consideration: \$0.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
Prepared without the benefit of title commitment review
Property Appraiser's Parcel ID No.: 0973172748

6/16/2026 1:42 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3508152

Doc Stamp-Deed: \$0.70

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 16th day of June, 2026, by and between **BIGIFAM LLC, a Washington Limited Liability Company**, whose address is **615 C St. Sw, Auburn, Washington, 98001-5900** (hereinafter "GRANTOR"), and **Andrey Ivantsov and Nadya Ivantsov, husband and wife**, as tenants by the entirety whose address is **1770 Yakutat Rd North Port, Florida, 34287** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

All that certain parcel of land situated in county of Sarasota, State of Florida, being known and designated as: Lot 48, Block 1727, thirty-six addition to Port Charlotte Subdivision, according to the Plat thereof recorded in Plat Book 16, Pages 3, 3A, through 3M, inclusive, of the public records of Sarasota County, Florida

Property Address is: 1770 1770 Yakutat Rd North Port, Florida, 34287.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

The subject conveyance involves the transfer of unencumbered real property for nominal consideration, and therefore minimum documentary stamp taxes are due thereon.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]
Printed Name Andrey Ivantsov
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

(2) [Signature]
Printed Name Nadya Ivantsov
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

GRANTOR:

BIGIFAM LLC, a Washington Limited Liability Company

By: [Signature]
Andrey Ivantsov, as its Authorized Member

By: [Signature]
Nadya Ivantsov, as its Authorized Member

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 16th day of June, 2026, by Andrey Ivantsov and Nadya Ivantsov as Authorized members of, BIGIFAM LLC, a Washington Limited Liability Company () who is/are personally known to me or (X) who has/have produced Driver license as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

