

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026083354 2 PG(S)**

6/18/2026 12:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509393

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29309

Doc Stamp-Deed: \$1,995.00

Consideration: \$285,000.00

General Warranty Deed

Made this June 18, 2026 By **Michael Prokopenko, a married man**, whose post office address is: 7720 150th Lane NW, Ramsey, Minnesota 55303, hereinafter called the Grantor, to **Daniel Richard Kowalczyk and Emily Pater, husband and wife**, whose post office address is: 354 Burke Road, Venice, Florida 34293, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the 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:

Lots 8733 and 8734, SOUTH VENICE, UNIT NO. 31, according to the plat thereof, as recorded in Plat Book 6, Page 84, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon, nor is it contiguous or adjacent thereto.

Parcel ID Number: **0451080030**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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.

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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, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: [Signature] [Signature] (Seal)

Witness # 1 Printed Name: Omaya Jamoch Michael Prokopenko

Post Office Address: 3200 Main St NW
Suite 100, Coon Rapids, MN 55448

Witness Signature: [Signature]

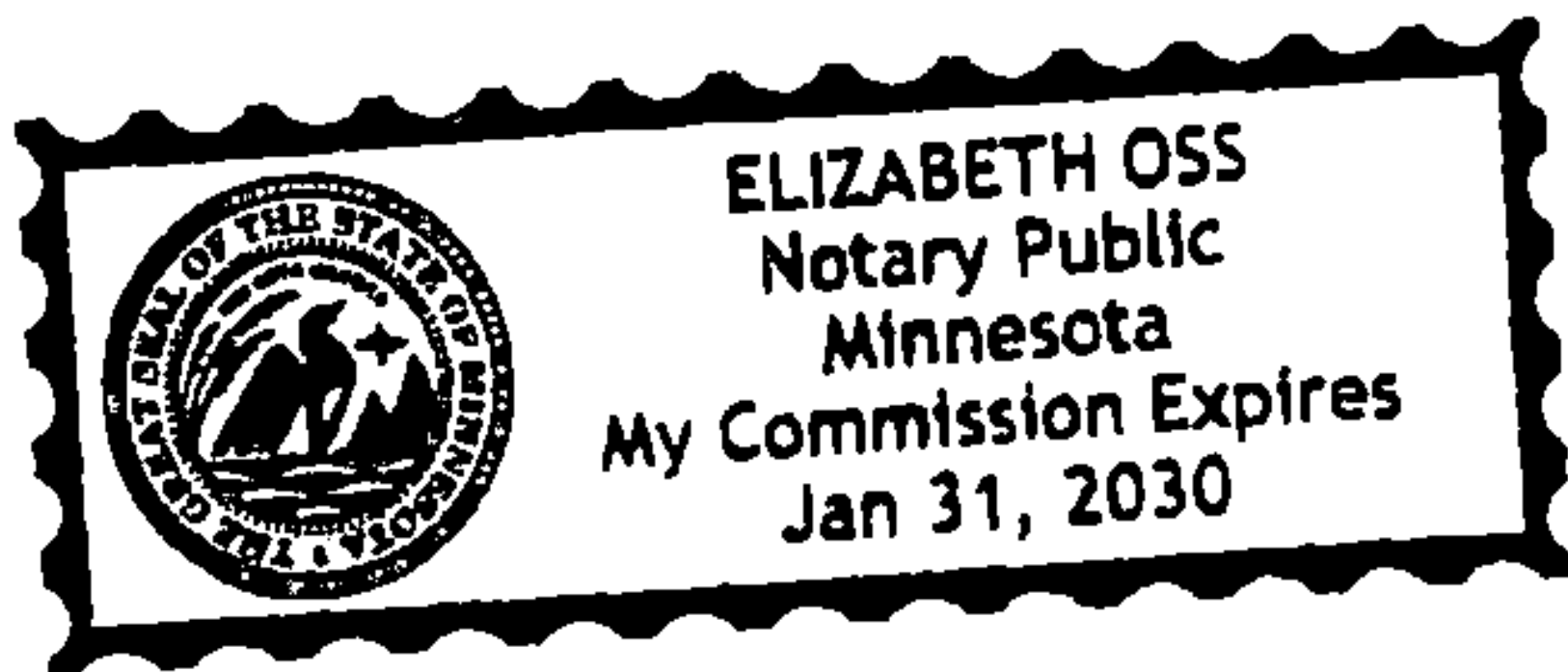
Witness # 2 Printed Name Amy Hennig

Post Office Address: 3200 Main St. NW Ste 100
Coon Rapids, MN 55448

State of Minnesota
County of Anoka

I am a Notary Public of the State of Minnesota and my commission expires on January 31, 2030. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this June 15, 2026, by Michael Prokopenko, who is personally known to me or who produced Driver License as identification.

(SEAL)



[Signature]
Notary Public
My Commission Expires: January 31, 2030