

Prepared by/Return to:
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Doc. Stamps - \$3,332.00
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509512

WARRANTY DEED

Doc Stamp-Deed: \$3,332.00

This Indenture, made on June 17, 2026 by VALERIY RYBACHUK and OLGA RYBACHUK husband and wife, whose post office address is: 7013 86th Street NW, Lakewood, Washington 98499-2026, hereinafter called the GRANTOR, to LANCE BALLENGER and JENNIFER BALLENGER, husband and wife, whose post office address is: 1493 Boswell Street, North Port, Florida 34288, 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 6, Block 876, 16th Addition to Port Charlotte Subdivision, according to the plat thereof recorded in Plat Book 13, Page 15, of the Public Records of Sarasota County, Florida

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:

Printed Name:

Witness Address:

2nd Witness Signature:

Printed Name:

Witness Address:

STATE OF WASHINGTON
COUNTY OF

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of June 2026, by VALERIY RYBACHUK who has produced WA Drivers License as identification.

[Notary Seal]

Notary Public
State of Washington
CHRISTOPHER RYAN WALL
LICENSE # 23018710
MY COMMISSION EXPIRES
JUNE 13, 2027

Notary Public Signature

1st Witness Signature: [Signature]
Printed Name: Victoria Z Tabungoc
Witness Address: 3839 S. Mullen Ct.
Tacoma WA 98409

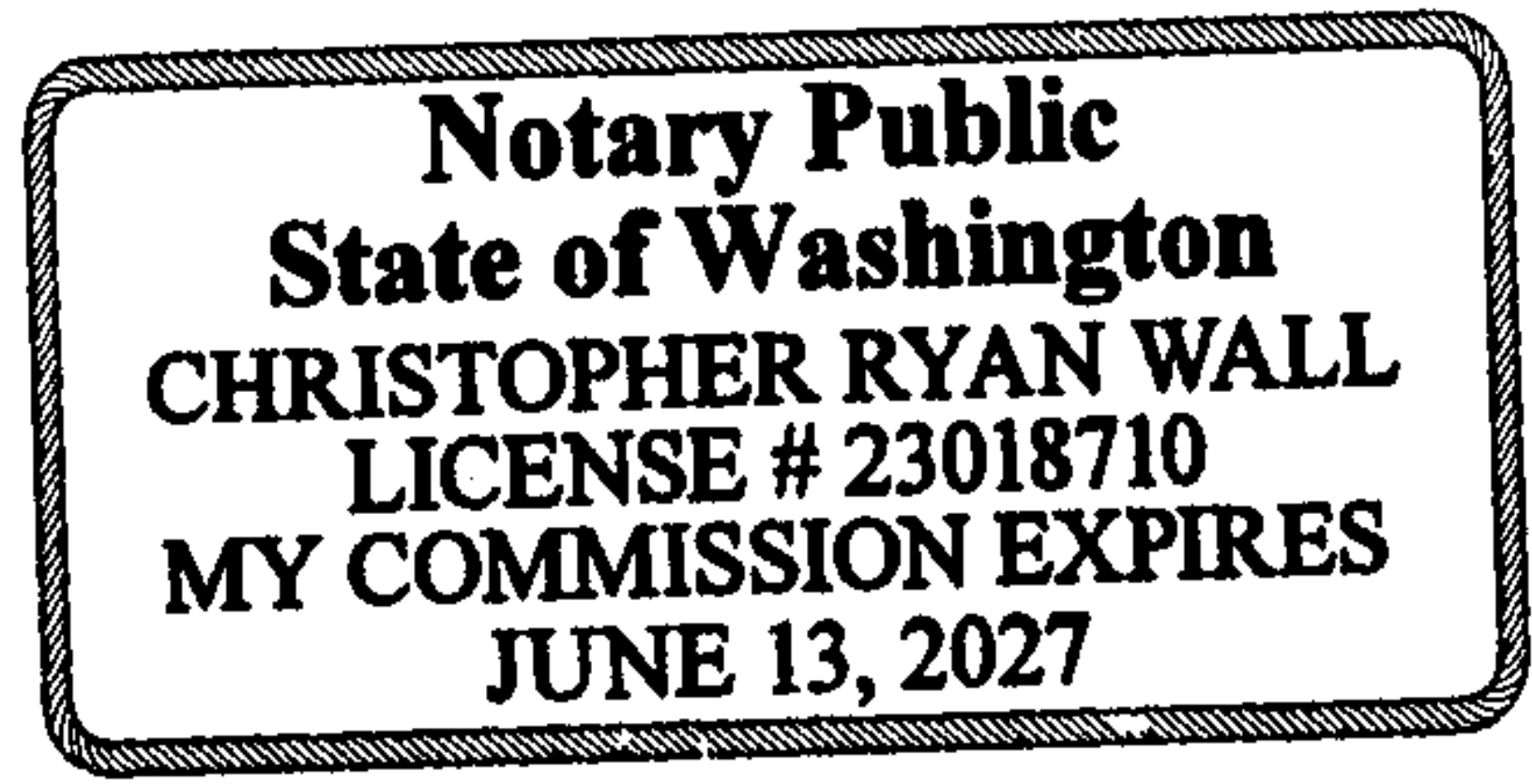
[Signature]
OLGA RYBACHUK

2nd Witness Signature: [Signature]
Printed Name: Anton Bazon
Witness Address: 5401 S 19th St Apt 1803
Tacoma WA 98465

STATE OF WASHINGTON
COUNTY OF Pierce

The foregoing instrument was acknowledged before me by means of [☒ physical presence or [☐ online notarization,
this 12th day of June 2026, by OLGA RYBACHUK who has produced WA Drivers License as identification.

[Notary Seal]



[Signature]
Notary Public Signature