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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509722

Prepared by and return to:

Janelle Smith

NORTH PORT TITLE, LLC

13801 Tamiami Trail Suite C

North Port, FL 34287

941-423-0360

260252

Doc Stamp-Deed: \$2,030.00

Page 1 of 2

_____|Space Above This Line For Recording Data|_____

Warranty Deed

This Warranty Deed made this 18 day of June 2026, between Vyacheslav Volokitkin, a single man whose post office address is 11 Foxhall Lane, Weyers Cave, Virginia 24486, grantor, and Osmaikel Bernal Rodriguez and Nidia I. Martinez Karell, husband and wife whose post office address is 12047 De Leon Drive, North Port, Florida 34287, 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(s) 1, 2 and 3, Block E, Warm Mineral Springs, Unit No. 53, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 84, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0769130022

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:

Witness

Janelle Smith

Witness Name Printed

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

Witness

CYNTHIA M EHLKE

Witness Name Printed

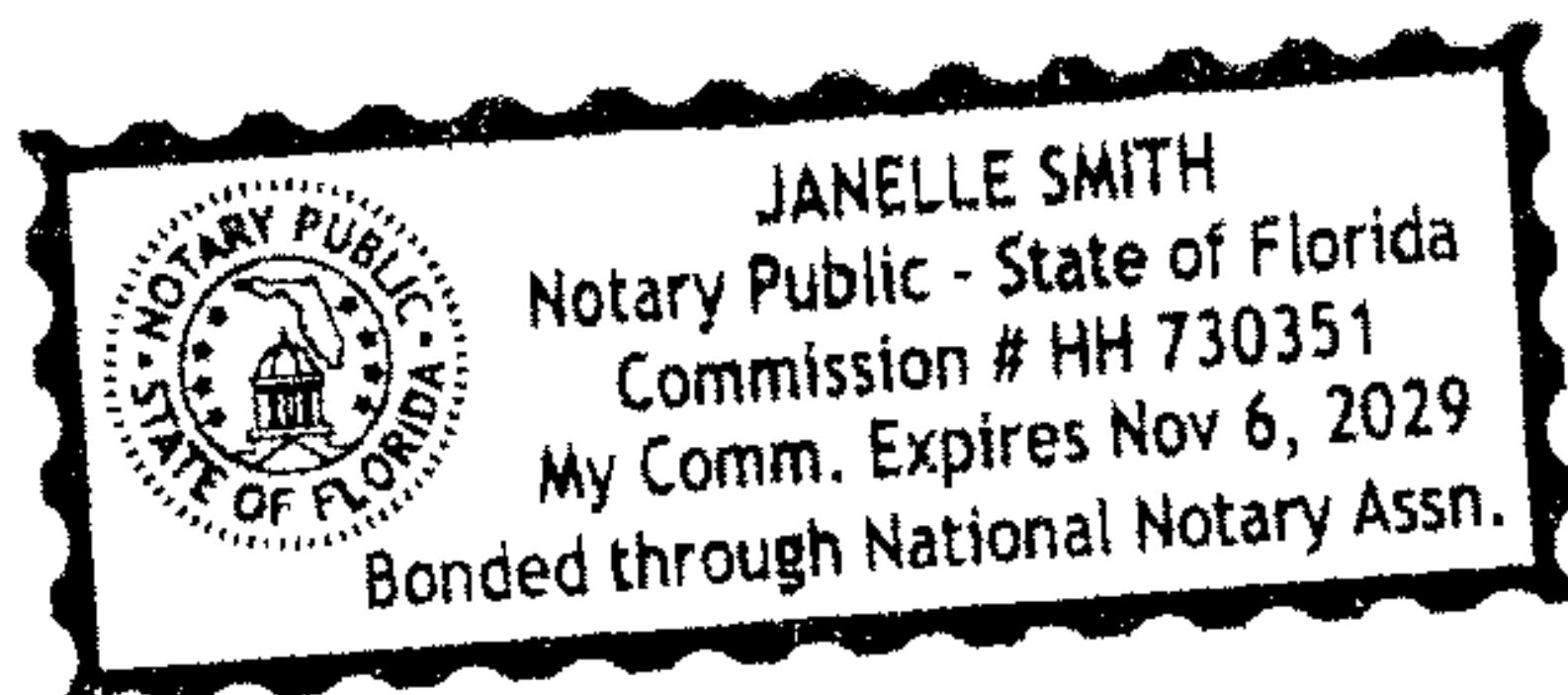
13801 Tamiami Trl, Ste C, North Port, FL 34287

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 16 of June, 2026 by Vyacheslav Volokitkin, a single man, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)



Vyacheslav Volokitkin

Notary Public

Printed Name:

My Commission Expires: