

Prepared by and return to:
Esther Leavitt-Azulay
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File No: 26-FL-1147

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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3509779

Doc Stamp-Deed: \$140.00

Parcel Identification No: 0946-14-7004

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 18th day of June, 2026 between Aleksandr Tumasov, a single man, whose post office address is 1422 NW 98th Terrace, Gainesville, FL 32606, Grantor, to Yoav Nave, a married man, whose post office address is 2 Rav Ashi Street, Tel Aviv, , Israel, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 4, Block 1470, 30th Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof, recorded in Plat Book 15, Page 14. of the Public Records of Sarasota County, Florida.

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 a homestead property. Grantor's residence and homestead address is: 1422 NW 98th Terrace, Gainesville, FL 32606.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Shane Williams

WITNESS 1

Print name: Shane Williams

Address: 6921 SW 45th Ave

Gainesville, FL 32608

[Signature]

WITNESS 2

Print name: Nelli Avakyan

Address: 6228 SW 8th Place

Gainesville, FL 32607

Aleksandr Tumasov
Aleksandr Tumasov

STATE OF FLORIDA

COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 17th day of June, 2026, by Aleksandr Tumasov who is personally known or has produced identification type: Driver's License.

Shane Williams

Notary Public

Printed Name: Shane Williams

(Notary Seal)

