

Prepared by:

Sherry A. Wood
Attorney at Law
6411 Yellow Wood Place
Sarasota, Florida 34241
(941) 926-8896

Return to:

✓ Mr. Vitaliy A. Lesnik
e 7311 Rangi Drive
Sarasota, Florida 34241

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026084824 2 PG(S)
June 22, 2026 02:02:37 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



WARRANTY DEED

THIS WARRANTY DEED, made this 17th day of June, 2026, by **VITALIY A. LESNIK and NATALIA N. LESNIK**, husband and wife, the GRANTOR, whose mailing address is 7311 Rangi Drive, Sarasota, Florida, 34241, hereby grants to, **VITALIY A. LESNIK and NATALIA N. LESNIK, CO-TRUSTEES OF THE LESNIK REVOCABLE TRUST, U/A dated June 17, 2026**, the GRANTEE, whose mailing address is 7311 Rangi Drive, Sarasota, Florida, 34241.

The Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable consideration to Grantor paid by Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all of that certain land situate in SARASOTA County, State of Florida, viz:

LOT 1242, LAKE SARASOTA, UNIT NO. 13, AS PER PLAT THEREOF RECORDED
IN PLAT BOOK 8, PAGE(S) 94, OF THE PUBLIC RECORDS OF SARASOTA
COUNTY, FLORIDA.

Parcel Identification Number: 0259-15-0059.

Subject to any restrictions, reservations, conditions, covenants, rights, rights of way, easements now of record, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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.

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, and hereby 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 accrued if any.

Full power and authority are conferred upon the Grantee, as Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.073, Florida Statutes.

Either, Vitaliy A. Lesnik or Natalia N. Lesnik, as Co-Trustees, acting alone and without the signature of the other Co-Trustee, shall have the independent power and authority to protect, conserve,

and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

All Successor Trustees are hereby granted the power to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

The land described herein is homestead property of the said Grantor.

The terms of The Lesnik Revocable Trust provide for the present possessory right of possession of any Homestead property in accordance with the Department of Revenue Rule 12D-7.011 and is recorded in compliance with F.S. 196.031(1) and F.S. 196.041(2), which would entitle said real property to Homestead Exemption status if all of the requirements are met. Grantor retains beneficial interest in the property and thus, the transaction is exempt from documentary stamp taxes, and the grantor retains full homestead rights in the property.

No title search was requested or performed.

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

Vitaliy A. Lesnik

Vitaliy A. Lesnik
7311 Rangi Drive
Sarasota, Florida 34241

Natalia N Lesnik

Natalia N. Lesnik
7311 Rangi Drive
Sarasota, Florida 34241

Signed, sealed and delivered in the presence of:

Witness Signatures:

Oleg Vinnitsky

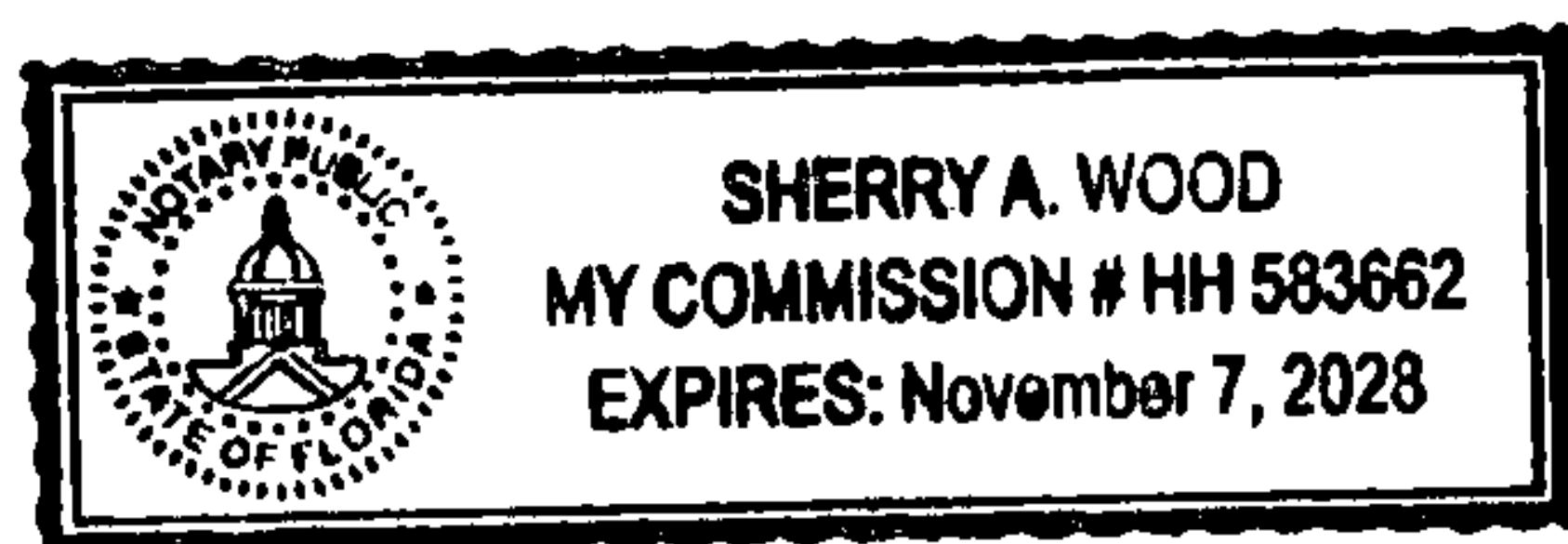
Oleg Vinnitsky
3830 Gocio Road
Sarasota, Florida 34235

Angela Vinnitska

Angela Vinnitska
3830 Gocio Road
Sarasota, Florida 34235

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence on this 17th day of June, 2026, by Vitaliy A. Lesnik and Natalia N. Lesnik, who have each produced a Driver's License as identification.



Sherry A. Wood

Sherry A. Wood, Notary Public
My Commission Expires: 11/07/2028