

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026085013 2 PG(S)

6/22/2026 3:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510833

Doc Stamp-Deed: \$266.00

Prepared by and return to:

Patrick Rosenbaum
Premier Title of Florida
17827 Murdock Circle
Suite A
Port Charlotte, FL 33948

File No PTF-26-194

Parcel Identification No 1137164005

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 17th day of June, 2026 between Artem Kozlov, whose post office address is 2805 Nagengast Street, North Port, FL 34288, of the County of Sarasota, Florida, Grantor, to **David Caggiano and Kelly Caggiano, husband and wife, whose post office address is 2895 La Casa Road, North Port, FL 34288, of the County of Sarasota, Florida, 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:

Lots 5 and 6, Block 1640, Thirty-Third Addition to Port Charlotte Subdivision, according to plat thereof as recorded in Plat Book 15, Pages 17A through 17N, of the Public Records of Sarasota County, Florida.

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.

The grantor herein certifies that the above property is vacant and unimproved land and is not a part of nor contiguous to any homestead of the grantor.

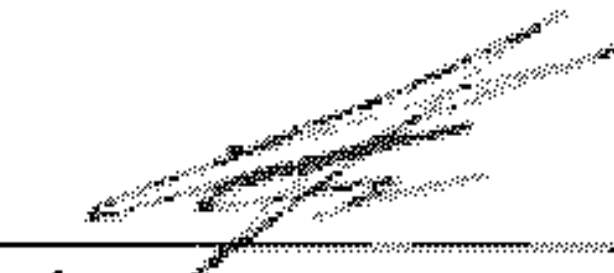
TO HAVE AND TO HOLD the same in fee simple forever.

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

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:


WITNESS
PRINT NAME: Patrick Rosenbaum


WITNESS
PRINT NAME: Billie Hilton


Artem Kozlov

17827 Murdock Circle, Suite A
Port Charlotte, FL 33948
WITNESS 1 ADDRESS

17827 Murdock Circle, Suite A
Port Charlotte, FL 33948
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17
day of June, 2026, by Artem Kozlov, ☐ who is personally known to me or ☒ who has produced
drivers license as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

