

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026086161 2 PG(S)**

6/24/2026 12:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3511810

Consideration: \$515,000.00

Prepared by and return to:

Opus Title, LLC

Attn: Lori Bo

PO Box 5947

Sarasota, FL 34277

OTL-26-506

Doc Stamp-Deed: \$3,605.00

Property Appraiser's Parcel ID No.: Property 1:
0373-08-0030

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 23rd day of June, 2026, by and between **BRENDA ROTHENBERGER, an unmarried widow**, whose address is **2402 Hunsberger Drive, Limerick, PA 19468** (hereinafter "GRANTOR"), and **ILIA CHARLAT AND NATALIA NIKOLAEVA, husband and wife, as tenants by the entirety**, whose address is **7 Whiskey Rebellion Court, Bedford, NH 03110** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 3, VENETIAN GOLF & RIVER CLUB, PHASE 4D, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 32, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Diana Markel
Printed Name Diana Markel
P.O. Address 400 Barcelona Ave.
Venice, FL 34285

Brenda Rothenberger
Brenda Rothenberger

(2) Lori J. Bo
Printed Name: Lori J. Bo
P.O. Address: 400 Barcelona Avenue
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 12th day of June, 2026, by Brenda Rothenberger, () who is personally known to me or (X) who has produced FL DL as identification.

Lori J. Bo
Signature of Notary Public

Print, Type/Stamp Name of Notary

