

6/24/2026 1:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3511911

Prepared by and return to:

William A. Dooley, P.A.
William A. Dooley, P.A.
2042 Bee Ridge Road
Sarasota, FL 34239
941-556-7200
File Number: 3121-001

Doc Stamp-Deed: \$2,450.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23rd day of June, 2026 between Daniel P. Policastro, Esq., as Special Magistrate whose post office address is The Snyder Law Building, 355 W. Venice Ave., Venice, FL 34285, grantor, and Evgenii Aitiev, Sr. and Alia Aitieva, husband and wife whose post office address is 2436 Breakwater Circle, Sarasota, FL 34231, 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 14, BLOCK 39, UNIT 10, OF GULF GATE SUBDIVISION AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 18, PAGES 13 AND 13A OF THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 0111060019

Subject to easements, restrictions and reservations of record

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:

Daniel P. Policastro
Witness Name: Daniel P. Policastro
Witness Address: 355 W. Venice Ave.
Venice, FL 33595
Valerie L. Aitken
Witness Name: Valerie L. Aitken
Witness Address: 355 W. Venice Ave.
Venice, FL 33595

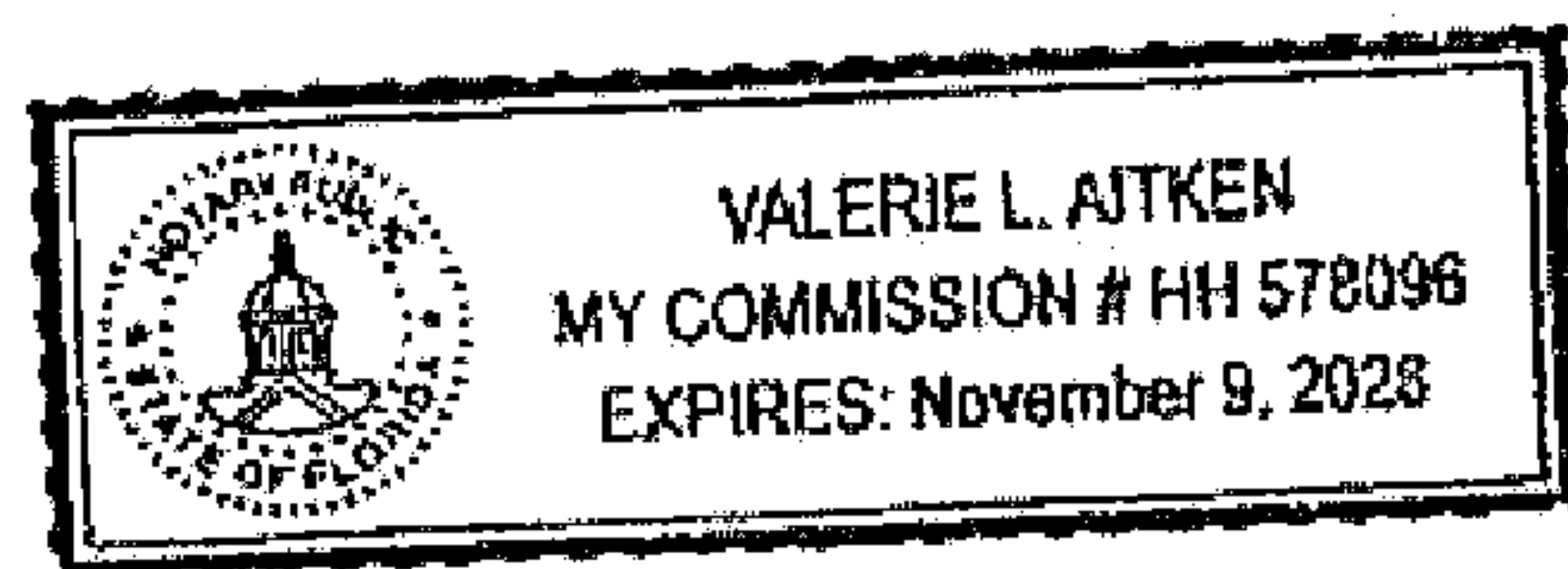
Daniel P. Policastro, Esq. as Special Magistrate

By: Daniel P. Policastro, Esq.

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of June, 2026 by Daniel P. Policastro, Esq. as Special Magistrate, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Valerie L. Aitken
Notary Public

Printed Name: Valerie L. Aitken

My Commission Expires: 11-09-2028