

Prepared by:
Sandra Whitehead
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

6/24/2026 2:18 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3512022

File Number: 2026-0371

Doc Stamp-Deed: \$602.00

General Warranty Deed

Made this June 24, 2026 A.D. By **Daniel Dubovy**, 100 Hillside Ave, West Springfield, Massachusetts 01089-2823, hereinafter called the grantor, to **Anatolie Lesan and Valentina Lesan, husband and wife**, whose post office address is: 12631 80th Lane N, West Palm Beach, Florida 33412, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$86,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

See attached EXHIBIT "A"

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0772110006 / 0769130019 / 0772100051**

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 signature:

X *Diana Oruk*
Diana Oruk

X *Dan Dubovy* (Seal)
Daniel Dubovy

Witness 1 Printed Name and Address:

52 Price St. Apt B
Springfield, MA 01104

Witness 2 signature:

X *Natalie Tkhorik*

Witness 2 Printed Name and Address:

Natalie Tkhorik
38 Edward St Chicopee MA 01020

State of MA County of Hampden

The foregoing instrument was acknowledged before me by means of physical presence OR online notarization,
this 22 day of June, 2026, by Daniel Dubovy, who is/are personally known to me or who has produced
MA license as identification.

X *Natalie Tkhorik*

Notary Public

Print Name:

My Commission Expires:

Seal:



Exhibit "A"

Lots 12 and 13, Block A, WARM MINERAL SPRINGS UNIT 59, according to the map or plat thereof, as recorded in Plat Book 8, Page 38, of the Public Records of Sarasota County, Florida.

AND

Lots 64 and 65, Block E, WARM MINERAL SPRINGS UNIT 53 according to the map or plat thereof, as recorded in Plat Book 7, Page 84, of the Public Records of Sarasota County, Florida.

AND

LOTS 53 and 54 Block D, WARM MINERAL SPRINGS UNIT 58 according to the plat thereof, as recorded in Plat Book 8, Page 18, inclusive of the Public Records of Sarasota County, Florida.