

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026087544 2 PG(S)**

Consideration: \$10.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239

**6/26/2026 12:13 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3512885**

Property Appraiser's Parcel ID No.: 0088-02-0078
(FOR INFORMATIONAL PURPOSES ONLY)

Doc Stamp-Deed: \$0.70

Prepared without the benefit of title examination

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 25th day of June, 2026, by and between **Model Development, LLC, a Florida limited liability company**, whose address is **321 San Lorenzo Avenue, North Port, Florida 34287** (hereinafter "GRANTOR"), and **Sergey Zuev, an unmarried man**, whose address is **3222 Golden Eagle Lane Sarasota FL 34231** (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 17, EAGLE CHASE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 24 AND 24A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appurtenances thereto belonging or in anywise appertaining, and subject to restrictions, reservations and easements of record, if any, which reference herein shall not serve to reimpose same, governmental regulations, real property taxes for the current year, and any mortgage or other encumbrances.

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

AND GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

The subject conveyance involves the transfer of unencumbered real property for nominal consideration, and therefore minimum documentary stamp taxes are due thereon.

(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:

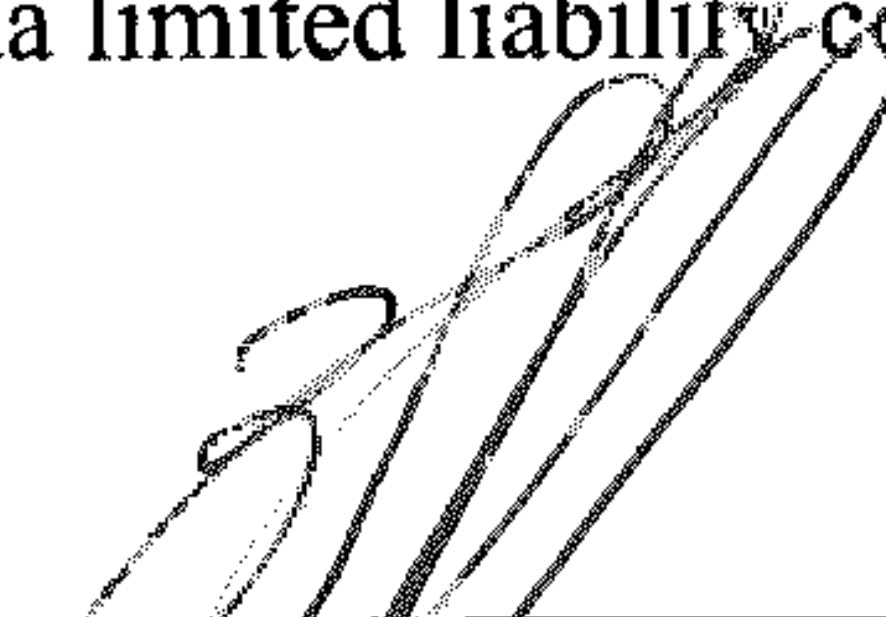
WITNESSES:

(1) 
Printed Name Elizabeth Malone-Roth
P.O. Address 3700 S Tamiami Trail
Sarasota FL 34239

(2) 
Printed Name CAROLINA ROCHA-JAJE
P.O. Address 3700 S. TAMIAMMI TRL.
SARASOTA, FL 34237

GRANTOR:

MODEL DEVELOPMENT, LLC,
a Florida limited liability company

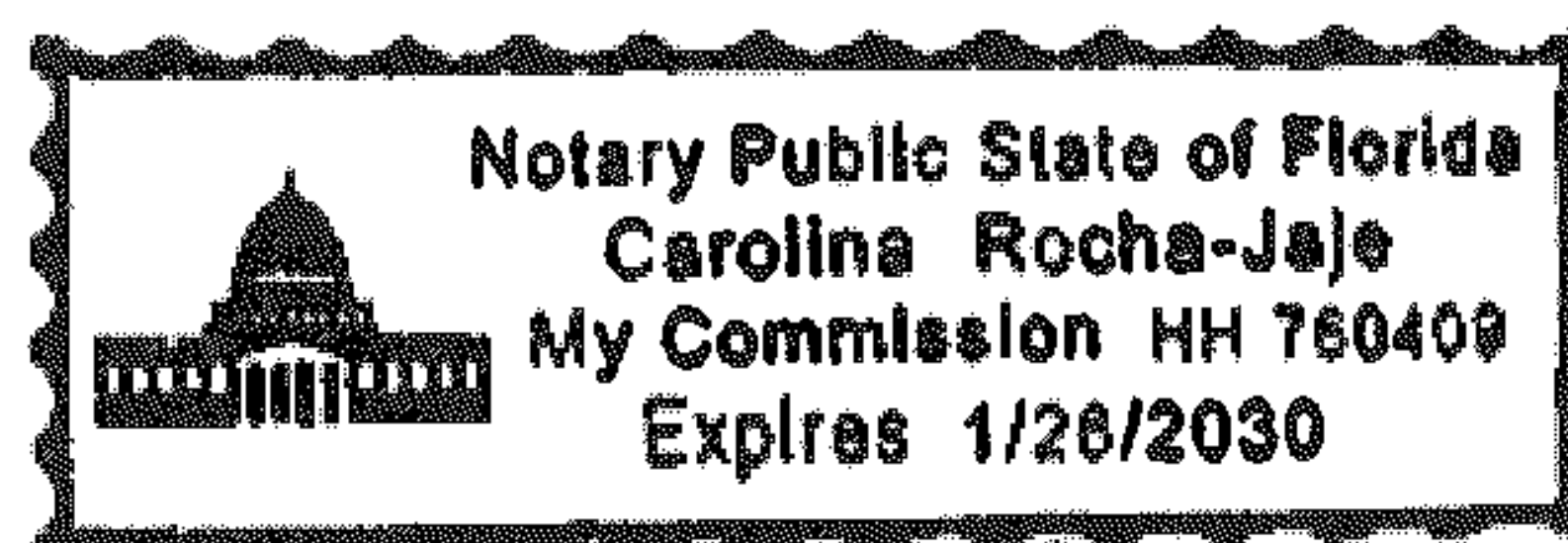
By: 
Its: Sergey Zuev
Manager

By: 
Its: Maxim Timshin a/k/a Maksim Timshin
Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 25th day of June, 2026, by Sergey Zuev and Maxim Timshin a/k/a Maksim Timshin, as Managers of Model Development, LLC, a Florida limited liability company.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: 
Type of Identification
Produced: FLORIDA D.L.