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INSTRUMENT # 2026087633 2 PG(S)

6/26/2026 12:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512927



Prepared by and Return to:
Ranee Polis, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

Doc Stamp-Deed: \$308.00

File No.: 266863-95

WARRANTY DEED

This indenture made on **June 26, 2026** by **Lyubov Kozelko, a single woman and Aleksandr Kozelko, a married man**, whose address is: 3018 W 24th Street Apt 2E, Brooklyn, NY 11224 hereinafter called the "grantor", to **Brady Amboyan and Cassidy Amboyan, husband and wife**, whose address is: 3214 Winer Rd, North Port, FL 34288, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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**, to-wit:

Parcel 1

Lot 42, Block 962, TWENTYSECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, Page(s) 10,10A through 10J, of the Public Records of Sarasota County, Florida.

and

Parcel 2

Lot 43, Block 962, TWENTYSECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, Page(s) 10,10A through 10J, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1145096242, 1145096243

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

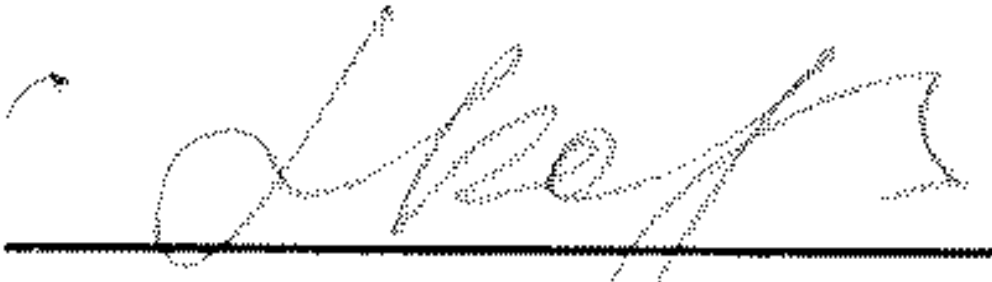
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

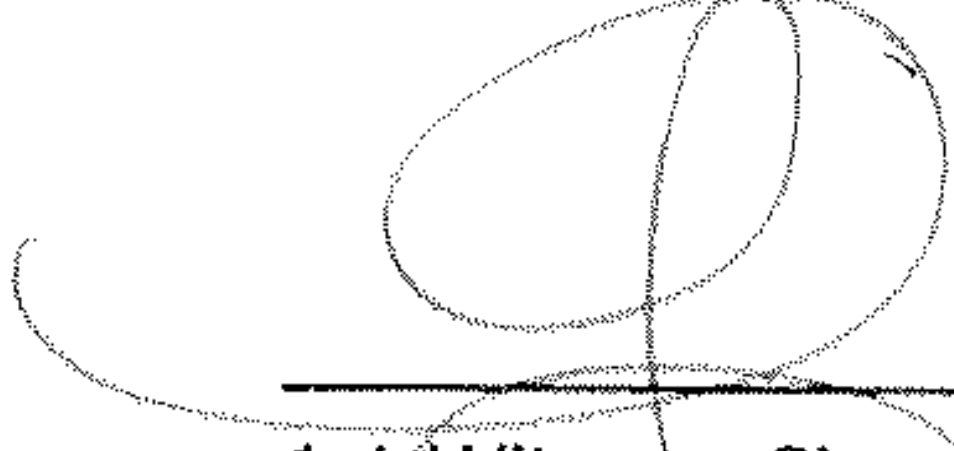
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

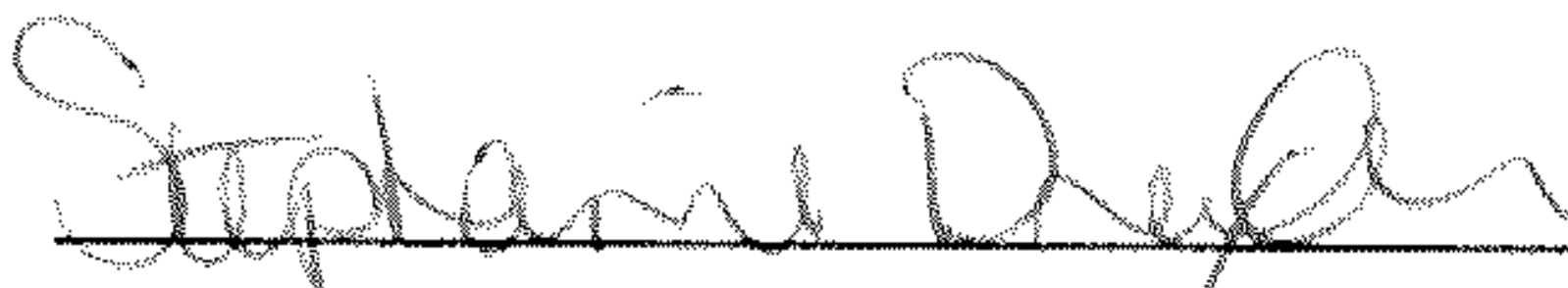
In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


Lyubov Kozelko


Aleksandr Kozelko

Signed, sealed and delivered in our presence:


1st Witness Signature
Print Name: Shanece
Address: 992 Tamiami Trail #9
Port Charlotte FL 33953
State of FL
County of Charlotte


2nd Witness Signature
Print Name: Stephanie Drexler
Address: 992 Tamiami Trail Unit G
Port Charlotte, FL 33953

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on 12/26/2024, by **Lyubov Kozelko and Aleksandr Kozelko**, who (☐) is/are personally known to me or who (☒) produced a valid  as identification.


Notary Public Signature
Printed Name:
My Commission Expires:

