

Prepared By and Return To:
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Kauffman Thompson, PLLC
1990 Main Street, Suite 725
Sarasota, FL 34236
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File No: 7333.00001

6/26/2026 2:40 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3513026

Doc Stamp-Deed: \$1,386.00

Warranty Deed

This Warranty Deed is made effective as of the 25th day of June, 2026 by **SJUSRQ41, LLC**, a Florida limited liability company ("*Grantor*"), whose post office address is: 1543 2nd Street, Sarasota, FL 34236, to **HALYNA KHYMYCH AND ANATOLII KHYMYCH**, wife and husband ("*Grantee*"), whose post office address is: 5315 Sandy Shell Drive, Apollo Beach, FL 33572.

Witnesseth, that the Grantor, for and in consideration of the sum of **\$198,000.00** 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 situated in **Sarasota County, Florida**, to-wit:

Unit 506, Building 5, CENTRAL PARK, Section II, Phase 5, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 2963, Page 143, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 31, Pages 46, 46A through 46P, inclusive, and as amended in Condominium Book 32, Pages 19, 19A through 19D, inclusive and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

The Property Appraiser's Parcel Identification Number of the Property described above is **2036082406**.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year and all subsequent years.

Grantor confirms and warrants that the Property is not Grantor's homestead nor that of Grantor's immediate family nor is it contiguous thereto.

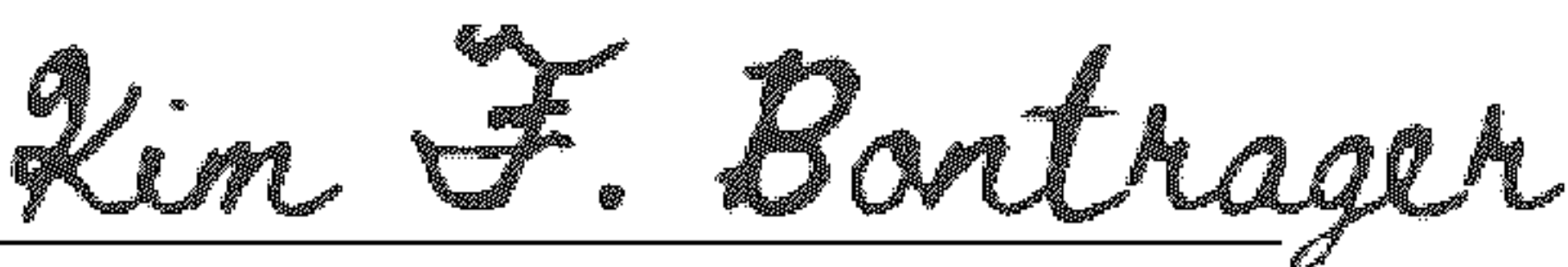
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the title against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances except taxes and assessments accruing subsequent to December 31, 2025.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal as of the Effective Date as first above written.

Signed, sealed and delivered in our presence:

SJUSRQ41, LLC, a Florida limited liability company

By 
Elizabeth Smith Deu, Manager



WITNESS
PRINT NAME: Kim F. Bontrager



WITNESS
PRINT NAME: Maria Rasmussen
(Witness as to all Signers)

1990 Main Street, Suite 725
Sarasota, FL 34236
WITNESS 1 ADDRESS

1990 Main Street, Suite 725
Sarasota, FL 34236
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☐) physical presence or (X) online notarization, this 24th day of June, 2026, by Elizabeth Smith Deu, Manager of SJUSRQ41, LLC, a Florida limited liability company, (☐) who is/ are personally known to me or (X) who has/have produced _____ NYDL _____ as identification.


Signature of Notary Public

Maria Rasmussen
Print, Type/Stamp Name of Notary

