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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

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PREPARED BY:

Oksana Moshkola
4238 N Salford Blvd
North Port , FL
34286

RETURN TO:

Oksana Moshkola
4238 N Salford Blvd
North Port , FL
34286

PARCEL ID NUMBER:

0956069628

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FLORIDA GENERAL WARRANTY DEED

COVER PAGE

DATE: 07-07-2026

PROPERTY ADDRESS: 4238 N Salford Blvd, North Port, Florida, 34286

GRANTOR: Oksana Moshkola

FLORIDA GENERAL WARRANTY DEED

(Pursuant to Fla. Stat. § 689.02)

State of Florida

County of Sarasota

THIS GENERAL WARRANTY DEED, dated 07-07-2026, is made by and between the Grantor, identified as follows:

Name: **Oksana Moshkola**

Address: 4238 N Salford Blvd, North Port, Florida, 34286

Marital Status: Single (Not Married)

AND the Grantees, identified as follows:

Name: **Oksana Moshkola**

Address: 4238 N Salford Blvd, North Port, Florida, 34286

Marital Status: Single (Not Married)

Name: **Svetlana Moshkola**

Address: 4238 N Salford Blvd, North Port, Florida, 34286

Marital Status: Single (Not Married)

Legal description of the property:

LOT 28 BLK 696 17TH ADD TO PORT CHARLOTTE

Commonly known as: 4238 N Salford Blvd, North Port, Florida, 34286.

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantees, the receipt of which is hereby acknowledged, does hereby grant, bargain, and sell unto the Grantees, as joint tenants, and the heirs, successors, and assigns of the Grantees the above-described real property.

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

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

AND that Grantor, and the heirs, successors, and assigns of the Grantor, hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is made subject to all easements, covenants, restrictions and reservations of record, and real property taxes accruing subsequent to the date of transfer.

IN WITNESS WHEREOF, the Grantor has duly executed this Deed on the day and year first above written.

Signature: O. Moshkola
Print Name: Oksana Moshkola

Signed, sealed, declared and delivered in the presence of:

Jared Roach
Witness 1's Signature

Jared Roach
Name of Witness 1

14299 Tamiami Trail
Street Address

North Port, FL, 34287
City, State, Zip Code

Mariya Brich
Witness 2's Signature

Mariya Brich
Name of Witness 2

14299 Tamiami Trail
Street Address

North Port FL 34287
City, State, Zip Code

NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Florida)

) ss.

County of Sarasota)

The foregoing General Warranty Deed instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 07 day of July, 2026, by Ok Sana Mostkolca, who is personally known to me or who has produced Florida DL as identification.

Mariya Brich (SEAL)

Notary Signature

Mariya Brich

Notary Printed Name

Notary Title / Rank: Notary

Notary Serial Number (If Any): HH 713684

