

Consideration: \$238,000.00

Prepared by and return to:
Proof Title, LLC
Attn: Aimee Bushway
50 South Lemon Avenue
Sarasota, FL 34236
PTL-26-316

7/8/2026 12:19 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3517067

Doc Stamp-Deed: \$1,666.00

Property Appraiser's Parcel ID No.: Property 1:
0996-26-3213

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 7th day of July, 2026, by and between **KATHERINE ANN WHITE, A/K/A KATHY A. WHITE, A SINGLE WOMAN**, whose address is **6486 Angle Place, North Port, FL 34287** (hereinafter "GRANTOR"), and **MICHAEL RAKHLEV AND LARISA KHANKINA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **6847 Ketona Road, North Port, FL 34287** (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 13, BLOCK 2632, 52ND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 13, 13A THROUGH 13NN, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(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:

GRANTOR:

(1) 775
Printed Name Dimitrios Thomaidis
P.O. Address 8374 Market St #201
Bradenton, FL 34202

Katherine Ann White
Katherine Ann White, A/K/A Kathy A. White

(2) Susana Tapia
Printed Name Susana Tapia
P.O. Address 16804 Vardon Terr. #402
Bradenton, FL 34211

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 7th day of July, 2026, by Katherine Ann White, A/K/A Kathy A. White, () who is/are personally known to me or (X) who has/have produced Drivers License as identification.

775
Signature of Notary Public
Dimitrios Thomaidis
Print, Type/Stamp Name of Notary

