

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026092949 2 PG(S)**

7/8/2026 2:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517198

Consideration: \$455,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Gabriele Bodanza, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49429-001

Doc Stamp-Deed: \$3,185.00

Property Appraiser's Parcel ID No.: 0238-16-0024

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 7th day of July, 2026, by and between **GARRETT A. KAROW AND ANASTASIYA I. GORISLAVETS N/K/A ANASTASIYA GORISLAVETS KAROW, HUSBAND AND WIFE**, whose address is **5977 Anise Drive, Sarasota, FL 34238** (hereinafter "GRANTOR"), and **ALYSSA NICOLE LE DONNE, A SINGLE WOMAN**, whose address is **6632 Deering Circle, Sarasota, FL 34240** (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 9, DEERFIELD PHASE ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE 24, 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) 
Printed Name Jorge Martinez
P.O. Address 826 E County rd 678
Natalia Tx 78059

Garrett Karow
Garrett A. Karow

Anastasiya Karow
Anastasiya I. Gorislavets n/k/a
Anastasiya Gorislavets Karow

(2) 
Printed Name Heather Wilson
P.O. Address 826 E County rd 678
Natalia Tx 78059

STATE OF Texas

COUNTY OF Medina

The foregoing instrument was acknowledged before me by means of (..) physical presence or (✓) online notarization, this 06 day of July, 2026, by Garrett A. Karow and Anastasiya I. Gorislavets n/k/a Anastasiya Gorislavets Karow, () who are personally known to me or (X) who have produced photo id as identification.

Notarized online using audio-video communication technology


Signature of Notary Public

Heather Wilson
Print, Type/Stamp Name of Notary

