

7/8/2026 2:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517204

Prepared by and Return to:
Dana Johnstone
Suncoast One Title & Closings, Inc.
1212-A E Venice Avenue
Venice, FL 34285

Doc Stamp-Deed: \$161.00

File No.: VEN-2026-2103
Parcel ID Number: 0989029712

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **7th day of July, 2026** between **Vasiliy Karcha**, whose post office address is **12020 Sunrise Boulevard East, #J208, Puyallup, WA 98374**, of the County of Pierce, State of Washington, Grantor, to **NP LOT HOLDINGS, LLC, a Florida Limited Liability Company**, whose post office address is **2453 Nimbus Drive, North Port, FL 34287**, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 12, Block 297, First Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 11, Page(s) 29, 29A through 29J, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Robin Rene' Fulghum
WITNESS 1 SIGNATURE
PRINT NAME: Robin Fulghum

Vasiliy Karcha
Vasiliy Karcha

WITNESS 1 ADDRESS:
13518 Deer Creek Rd Ashland, VA 23005

Andrew Ray Yon
WITNESS 2 SIGNATURE
PRINT NAME: Andrew Ray Yon

WITNESS 2 ADDRESS:
11357 Nuckols Rd #1087
Glen Allen, VA 23059

STATE OF Virginia
COUNTY OF Hanover

The foregoing instrume online notarization, this 6th day of July, 2026, by Vasiliy Karcha, who has/have produced Driver's License as identification.

Andrew Ray Yon
Signature of Notary Public
Andrew Ray Yon
Print, Type/Stamp Name of Notary



(NOTARY SEAL)

Notarized by USA Notary Services LLC using online audio/video communication