

7/9/2026 3:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517789

Doc Stamp-Deed: \$2,822.40

Prepared by and return to:

John S. Sarrett

Title 239 LLC

999 Vanderbilt Beach Road

Suite 200

Naples, FL 34108

File No 107.01679

Consideration: \$3403,140.00

Parcel Identification No 0938067303

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This Indenture made the 8th day of July, 2026 between MIF2 Partners, LLC, a Florida Limited Liability Company, whose post office address is 2180 Immokalee, Ste 313, Naples, FL 34110, Grantor, to Sergiy Opryshko, a single man, and Laure Valente, a single woman, as tenants in common, whose post office address is 16070 Libourn Avenue, Port Charlotte, FL 33954, 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 3, Block 673, SEVENTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to plat thereof as recorded in Plat Book 13, Page 16, 16A through 16L, inclusive, of the Public Records of Sarasota County, Florida.

Also known as: 4341 Shrimp Lane, North Port, FL 34286

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

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Michelle Fischer
WITNESS
PRINT NAME: Michelle Fischer
Mhmmack
WITNESS
PRINT NAME: Megenschmance

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of July, 2026, by John S. Sarrett, as Authorized Agent of MF2 Partners, LLC, a Florida Limited Liability Company, on behalf of the company, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Michelle Fischer
Signature of Notary Public
Michelle Fischer
Print, Type/Stamp Name of Notary

MF2 Partners, LLC, a Florida Limited Liability Company

By [Signature]
John S. Sarrett, as Authorized Agent

999 Vanderbilt Beach Road
Ste. 200, Naples, FL 34108
WITNESS 1 ADDRESS

999 Vanderbilt Beach Road
Ste. 200, Naples, FL 34108
WITNESS 2 ADDRESS

