

Consideration: \$293,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-13254-002

7/9/2026 3:54 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3517882

Doc Stamp-Deed: \$2,051.00

Property Appraiser's Parcel ID No.: 0756032125

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 9th day of July, 2026, by and between **Vladimir Dashevsky and Ludmila Dashevsky a/k/a Ludmila Dashevskyay a/k/a Luda Dashevsky, idividually as husband and wife, and as Co-Trustees under the Trust, dated November 18, 2020, and any and all amendments thereto**, whose address is **20877 Cattail Boulevard, Venice, FL 34292** (hereinafter "GRANTOR"), and **May-Britt Bakke, a married woman, Joseph Alan Bakke, a married man, and Nicholas C. Bakke, a single man, as joint tenants with right of survivorship**, whose address is **2357 South Tamiami Trail, Suite 3-166, Venice, FL 34293** (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 2125, STONEYBROOK AT VENICE, UNIT 4, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 28, 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.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(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:

(1) [Signature]
Printed Name Andrew Conboy
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

(2) [Signature]
Printed Name Karen Bonanverko
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

GRANTOR:

**Vladimir Dashevsky and Ludmila Dashevsky
a/k/a Ludmila Dashevskyay a/k/a Luda
Dashevsky, individually as husband and wife, and
as Co-Trustees under the Trust, dated November
18, 2020, and any and all amendments thereto**

[Signature]
**Ludmila Dashevsky a/k/a Ludmila Dashevskyay
a/k/a Luda Dashevsky, indivisually and as trustee
aforesaid**

[Signature]
**Vladimir Dashevsky, individually and as trustee
afroesaid**

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 2nd day of July, 2026, by Vladimir Dashevsky and Ludmila Dashevsky a/k/a Ludmila Dashevskyay a/k/a Luda Dashevsky, individually as husband and wife, and as Co-Trustees under the Trust, dated November 18, 2020, and any and all amendments thereto () who is/are personally known to me or (X) who has/have produced Driver license as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

