

Prepared by and return to:

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7/10/2026 12:31 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518193

File No VL-26-127

Doc Stamp-Deed: \$220.50

Parcel Identification No 0964-08-3702

**PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION**

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## WARRANTY DEED

This indenture made the 9<sup>th</sup> day of July, 2026 by and between MARGARITA P. TRASTENOK, A/K/A MARGARITA ISAKOV, A MARRIED WOMAN JOINED BY HER SPOUSE, MIKHAIL P. ISAKOV, whose post office address is 6594 Buckboard Street, North Port, FL 34291, (hereinafter "Grantor"), and MIKHAIL ISAKOV AND MARGARITA ISAKOV, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, whose post office address is 6594 Buckboard Street, North Port, FL 34291, (hereinafter "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 County, Florida, to-wit:

**LOT 2, BLOCK 837, NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 7, 7-A THROUGH 7-P, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, 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.

The property is subject to a mortgage having a current principal balance of \$31,405.91, no other consideration is being paid for this transfer. Grantor is transferring their entire interest in the property so documentary stamp taxes in the amount of \$220.50 are being paid on the recording of this deed.



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1:

SIGNATURE: [Signature]

PRINT NAME: SAND VAN DUREN

WITNESS 1 ADDRESS: 871 VENETIA WAY  
BRIDGE 2239 VENICE FL 34285

WITNESS 2:

SIGNATURE: [Signature]

PRINT NAME: DORINDA WILLINSON

WITNESS 2 ADDRESS: 871 VENETIA WAY  
BRIDGE 2239 VENICE FL 34285

[Signature]  
Margarita P. Trastenok, a/k/a Margarita Isakov

[Signature]  
Mikhail Isakov

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 9<sup>th</sup> day of July, 2026, by Margarita P Trastenok, a/k/a Margarita Isakov and Mikhail Isakov, (☐) who is/are personally known to me or (☒) who has/have produced FL DL as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

