

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026094463 2 PG(S)

7/10/2026 3:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518536

Prepared by and return to:

Janelle Smith

NORTH PORT TITLE, LLC

13801 Tamiami Trail Suite C

North Port, FL 34287

941-423-0360

260347

Doc Stamp-Deed: \$1,855.00

Page 1 of 2

_____|Space Above This Line For Recording Data|_____

Warranty Deed

This Warranty Deed made this 10 day of July 2026, between **Olga Desyatnikova, a married woman** whose post office address is **548 Urbana Road, Venice, Florida 34293**, grantor, and **Julio Antonio Martinez Nodar and Adaisbel Zayas Suarez, husband and wife** whose post office address is **2923 Hopwood Road, North Port, Florida 34287**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 12, Block 1796, 37th Addition to Port Charlotte Subdivision, a Subdivision according to the plat thereof recorded at Plat Book 16, Pages 4, 4A through 4H, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0995179612

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

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:

Janelle Smith

Witness

Janelle Smith

Witness Name Printed

13801 Tamiami Trl, Ste C, North Port, FL 34287

Cynthia M Ehlke

Witness

CYNTHIA M EHLKE

Witness Name Printed

13801 Tamiami Trl, Ste C, North Port, FL 34287

Olga Desyatnikova

Olga Desyatnikova

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 8 of July, 2026 by Olga Desyatnikova, a married woman, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)

Janelle Smith

Notary Public

Printed Name:

My Commission Expires:

