

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

File Number: 7393-8132
Purchase Price: \$545,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026095277 4 PG(S)

7/13/2026 4:54 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3519234

Doc Stamp-Deed: \$3,815.00

GENERAL WARRANTY DEED

Made this July 10, 2026 A.D. By **Zoran Andric, an unmarried man, Andrea Andric, a married woman and Dusan Andric, a married man**, whose post office address is: 409 Washington St . Apt 2, Hoboken, New Jersey 07030, hereinafter called the Grantor, to **Travis Ackley and Natalia Diagovchenko, husband and wife**, whose post office address is: 104 Park Trace Blvd, Osprey, Florida 34229, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witneseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida, viz:

LOT 2301, PARK TRACE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 40, PAGE 26, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for 2026 and all subsequent years.

Parcel ID Number: **0149010029**

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon or contiguous thereto.

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.

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

File Number: 7393-8132
Purchase Price: \$545,000.00

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Tiffany Szeles
Witness Signature

Tiffany Szeles

Witness Printed Name

50 Regent St, Apt 1006
Jersey City, NJ

Witness Address

Vincenzo Caccavo

Witness Signature

VINCENZO CACCARO

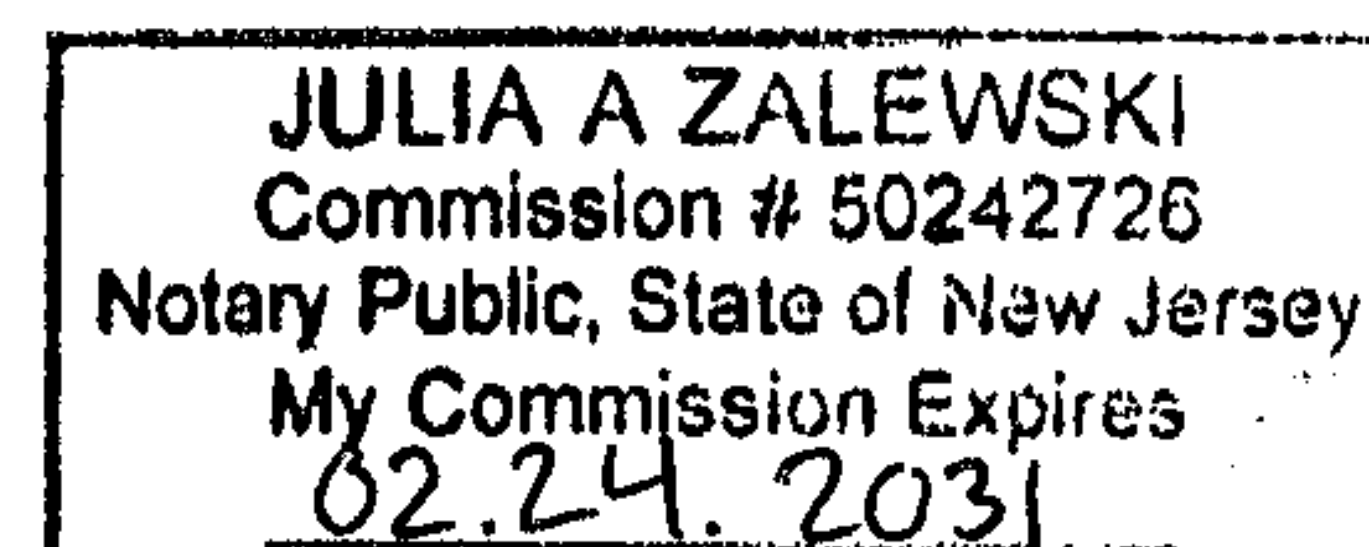
Witness Printed Name

35 HUDSON ST., APT 2301
Jersey City, NJ

Witness Address

State of New Jersey
County of Hudson

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 29 day of June, 2026, Zoran Andric, by Andrea Andric as his Attorney-in-Fact who is personally known to me or who has produced a passport as identification.



Julia Zalewski
Notary Public
Printed Name: Julia Zalewski
My Commission Expires: 02.24.2031

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

File Number: 7393-8132
Purchase Price: \$545,000.00

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Tiffany Szeles
Witness Signature

Tiffany Szeles
Witness Printed Name

50 Regent St, Apt 1006
Jersey City, NJ 07302
Witness Address

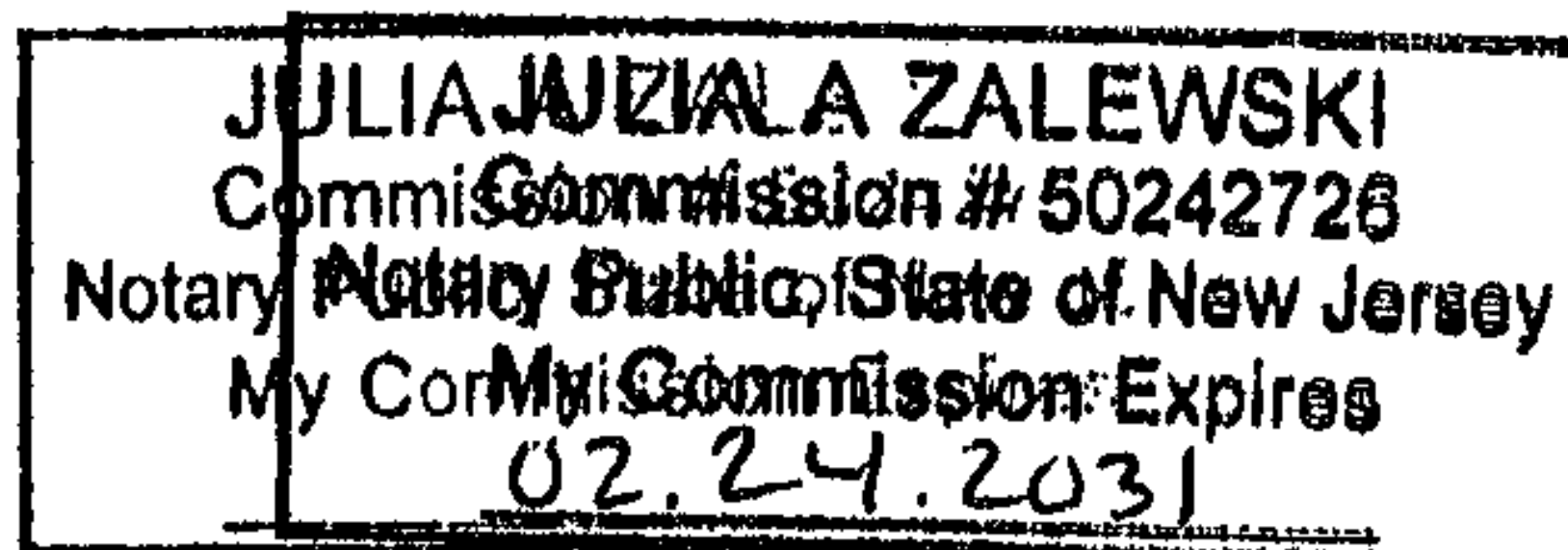
Vincenzo Caccaro
Witness Signature

VINCENZO CACCARO
Witness Printed Name

35 HUDSON ST., APT 2301W
Jersey City, NJ
Witness Address

State of New Jersey
County of Hudson

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 29 day of June, 2026, by Andrea Andric who is personally known to me or who has produced a passport as identification.



Julia Zalewski
Notary Public
Printed Name: Julia Zalewski
My Commission Expires: 02.24.2031

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

File Number: 7393-8132
Purchase Price: \$545,000.00

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Tiffany Szeles
Witness Signature

Tiffany Szeles

Witness Printed Name

50 Regent St, Apt 1006

Jersey City, NJ 07302

Witness Address

Dusan Andric, by Andrea Andric as his Attorney-in-Fact
Dusan Andric, by Andrea Andric as his
Attorney-in-Fact

Vincenzo Caccaro

Witness Signature

VINCENZO CACCARO

Witness Printed Name

35 HUDSON ST., APT 2301 W

Jersey City, NJ

Witness Address

State of New Jersey
County of Hudson

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 29 day of June, 2026, Dusan Andric, by Andrea Andric as his Attorney-in-Fact who is personally known to me or who has produced a passport as identification.

JULIA A ZALEWSKI
Commission # 50242726
Notary Public, State of New Jersey
My Commission Expires
02.24.2031

Julia Zalewski
Notary Public
Printed Name: Julia Zalewski
My Commission Expires: 02.24.2031