

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026095425 3 PG(S)**

7/14/2026 12:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3519373

Prepared by and Return to:
Jamie Murphy
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

Doc Stamp-Deed: \$2,520.00

File No.: NP-2026-3133
Parcel ID Number: 0961-11-1935

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

This indenture made the 13th day of July, 2026 between Marina Portnov, an unmarried woman, whose post office address is 19 Vista Lane, Burlingame, CA 94010, of the County of San Mateo, State of California, Grantor, to Aleksey Guzeyev and Mariya Guzeyeva, husband and wife, and Alex Guzeyev, a single man, as joint tenants with right of survivorship, whose post office address is 4025 Cinderella Road, North Port, FL 34286, of the County of Sarasota, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 35, Block 1119, Twenty Fifth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 2, 2A through 2Q, inclusive, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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 Grantees 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.

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:

WITNESS 1 SIGNATURE

DAVID COATES DUXBURY

PRINT NAME

45460 CAMINO DEL REY

ADDRESS

INDIAN WELLS, CA 92210

WITNESS 2 SIGNATURE

NGUYEN BICH NGUYEN

PRINT NAME

168 Floria St.

ADDRESS

Hayward, CA 94544

Marina Portnov
Marina Portnov

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of July, 2026, by Marina Portnov, ☐ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

see attached

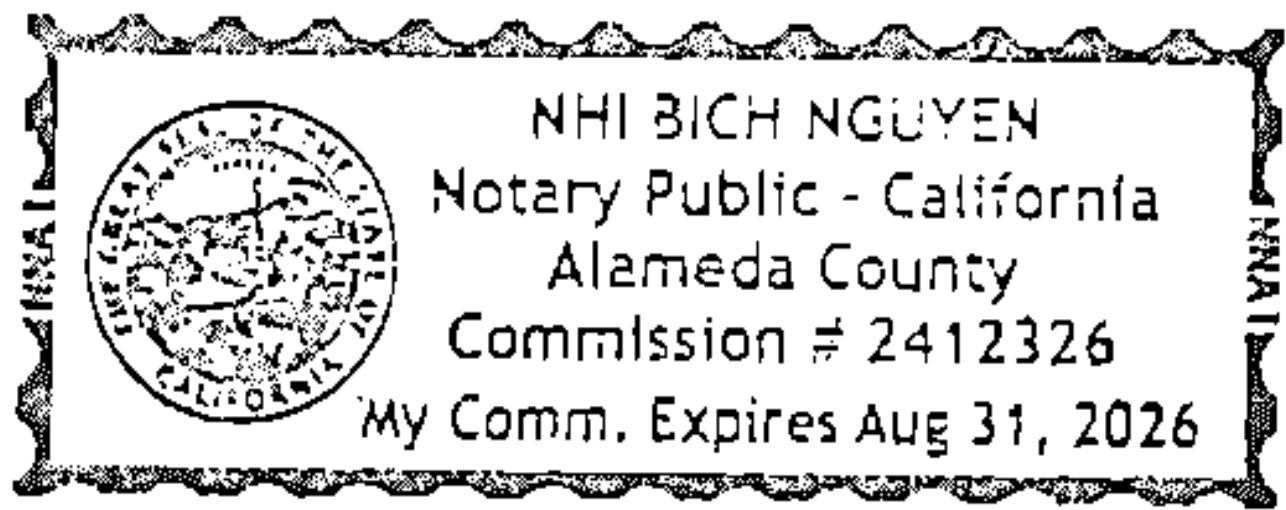
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN MATEO }

On 07/11/2026 before me, NHI BICH NGUYEN, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared Marina Portnov
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED (STATUTORY FORM – SECTION 689.02, F.S.)

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____