

7/15/2026 2:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520113

Doc Stamp-Deed: \$1,638.00

Incident to the issuance of title insurance.

Prepared by and return to:
Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Ste 870
Tampa, FL 33609
File Number: 1750426-04838

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed, dated July 14, 2026 by **Avanti of North Port LLC, a Florida Limited Liability Company**, hereinafter called the Grantor, to **Suzanne Sinclair Thomson, A Single Woman**, who has a mailing address of 3635 Avanti Cir, North Port, FL 34287 hereinafter called the 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 3, Block 2610, 52nd Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 21, Page(s) 13, 13A through 13NN, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0995261003

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.

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Avanti of North Port LLC, a Florida Limited Liability Company

By: Mykhaylo Mykulyak, Manager

After Closing Address:
208 Lazy Shore Drive
Nokomis, FL 34275

Witness: (Signature)

Printed Name

Address

City, State, Zip

Witness: (Signature)

Printed Name

Address

City, State, Zip

STATE OF:

COUNTY OF:

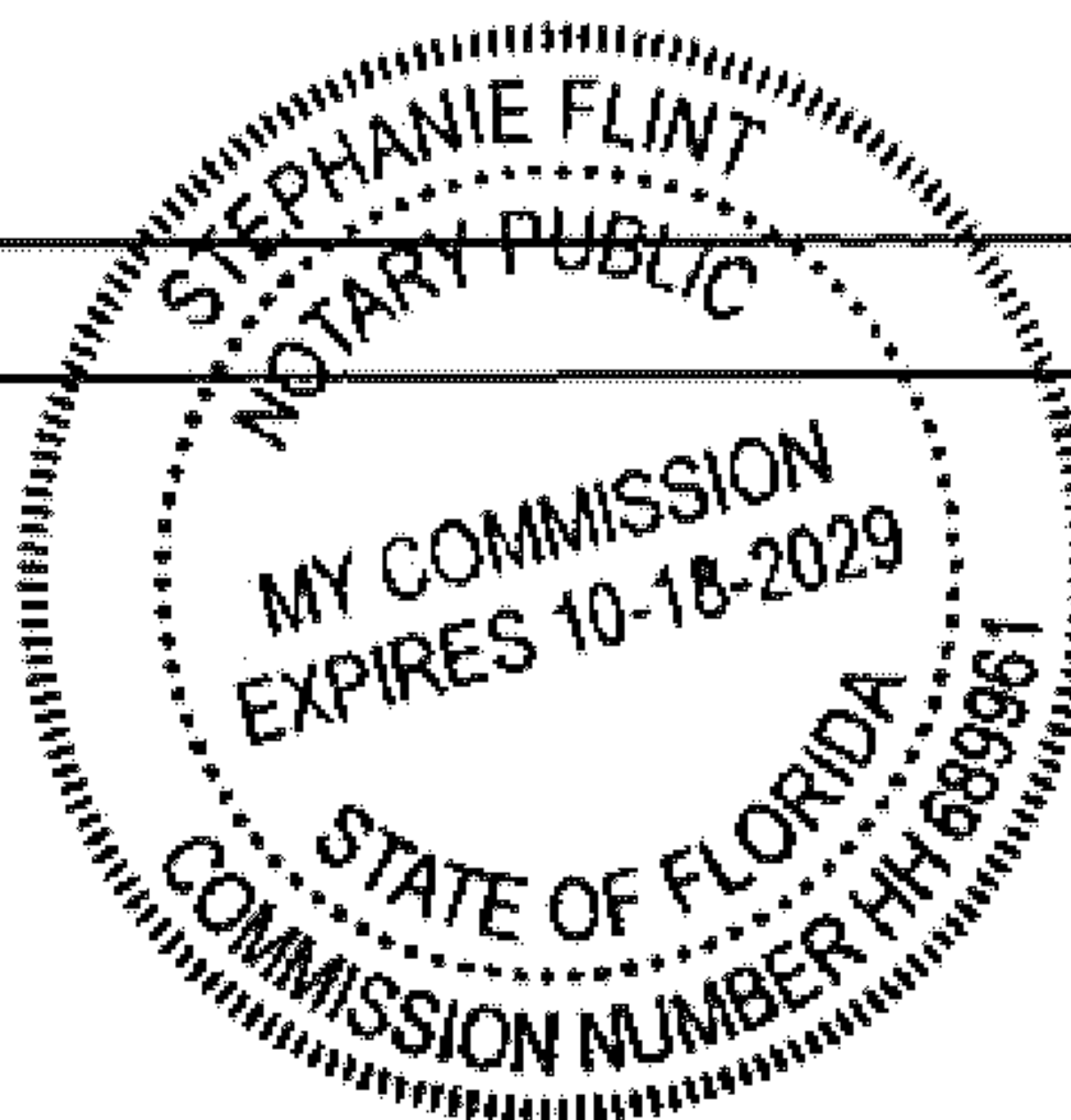
The foregoing instrument was acknowledged on July 14, 2026 by means of ☒ physical presence or
() online notarization By: **Mykhaylo Mykulyak, Manager of Avanti of North Port LLC, a Florida Limited Liability Company**

who is () personally known to me; or (X) produced a photo ID as identification.

Notary Public (signature)

Print Name:

My Commission Expires:



**WRITTEN CONSENT AND RESOLUTION OF THE MANAGERS OF
AVANTI OF NORTH PORT LLC, A FLORIDA LIMITED LIABILITY COMPANY**

The undersigned, being all of the Managers of Avanti of North Port LLC (the "Company"), hereby adopt the following resolutions effective as of 06/24/2026

RECITALS

WHEREAS, the Company owns or may acquire interests in certain real property and may from time to time sell, transfer, convey, lease, encumber, or otherwise dispose of such property; and

WHEREAS, the Company is selling the property located at 3635 Avanti Circle, North Port, Florida; and

WHEREAS, Natalia Zhdanovich, a Manager of the Company, consents to and authorizes Mykhaylo Mykulyak, a Manager of the Company, to execute all closing documents and instruments required for the sale of the property on behalf of the Company; and

WHEREAS, the Managers deem it to be in the best interests of the Company to authorize one Manager to execute documents necessary to effectuate such transactions on behalf of the Company.

RESOLUTIONS

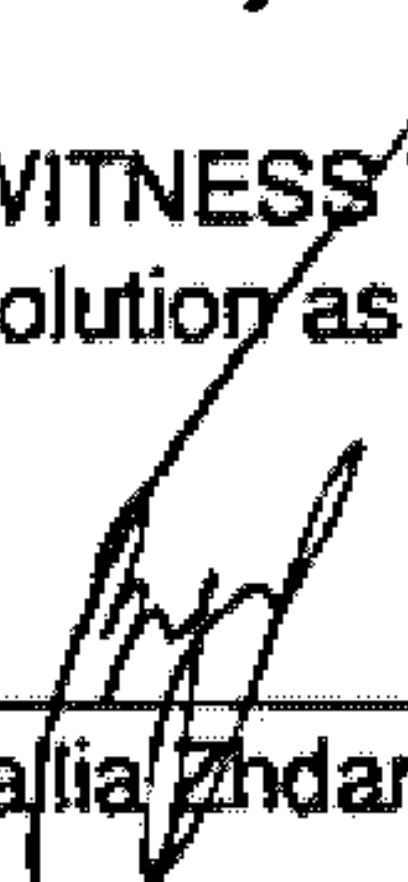
NOW, THEREFORE, BE IT RESOLVED, that Mykhaylo Mykulyak, a Manager of the Company, is hereby authorized and empowered, acting alone and without the signature of any other Manager, to execute all documents necessary for the closing and sale of the property.

RESOLVED FURTHER, that the acts and signatures of Mykhaylo Mykulyak on any such document shall be deemed the valid and binding act of the Company.

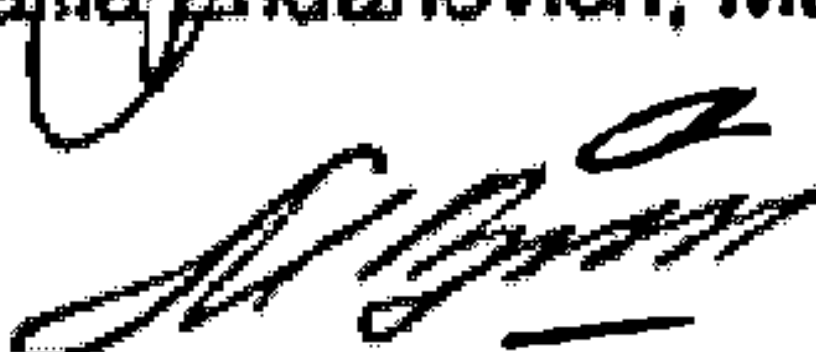
RESOLVED FURTHER, that all persons and entities dealing with the Company may rely upon this Resolution until written notice of its amendment or revocation has been provided by the Company.

RESOLVED FURTHER, that this Resolution shall remain in full force and effect until modified or revoked by further action of the Managers.

IN WITNESS WHEREOF, the undersigned Managers have executed this Written Consent and Resolution as of 06/24/2026



Natalia Zhdanovich, Manager



Mykhaylo Mykulyak, Manager

FLORIDA JURAT

FS 117.05(13)

State of Florida

County of Sarasota }

Sworn to (or affirmed) and subscribed before me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 24 day of June, 2020 by
Day Month Year

MYKHAYLO V. MYKHUYAK
Name of Person Swearing or Affirming

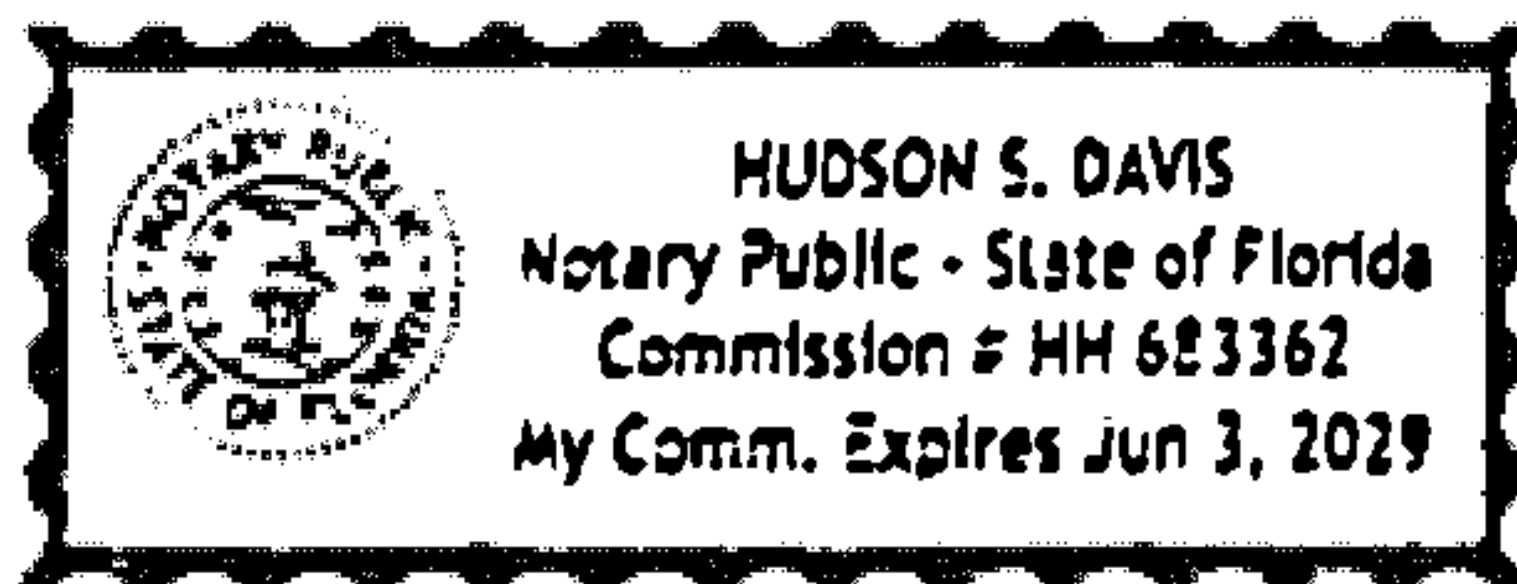
Hudson S. Davis
Signature of Notary Public — State of Florida

HUDSON S. DAVIS
Name of Notary Typed, Printed or Stamped

☐ Personally Known

☒ Produced Identification

Type of Identification Produced: FL DL &
FL DL



Place Notary Seal 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: Written consent & resolution

Document Date: June 24, 2020 Number of Pages: 1

Signer(s) Other Than Named Above: Natalia Zhdanovich