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7/16/2026 12:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520581

Prepared by and return to:

Lisa K. Hillman

NORTH PORT TITLE, LLC

13801 Tamiami Trail Suite C

North Port, FL 34287

941-423-0360

260355

Doc Stamp-Deed: \$154.00

Page 1 of 2

_____|Space Above This Line For Recording Data|_____

Warranty Deed

This Warranty Deed made this 16 day of July 2026, between **Valerie L. Franks, a married woman** whose post office address is **2593 Allsup Terrace, North Port, Florida 34286**, grantor, and **Galina Iordanova Dragomirova and Dragomir Nikolov Dragomirov, wife and husband** whose post office address is **P O Box 12215, Mill Creek, Washington 98082**, 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 28, Block 463, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 12, Page(s) 20, 20A through 20Z2, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0981046328

Grantor herein covenants that the above-described property is vacant, unimproved land and is not adjacent to nor contiguous to any other land owned by the Grantor.

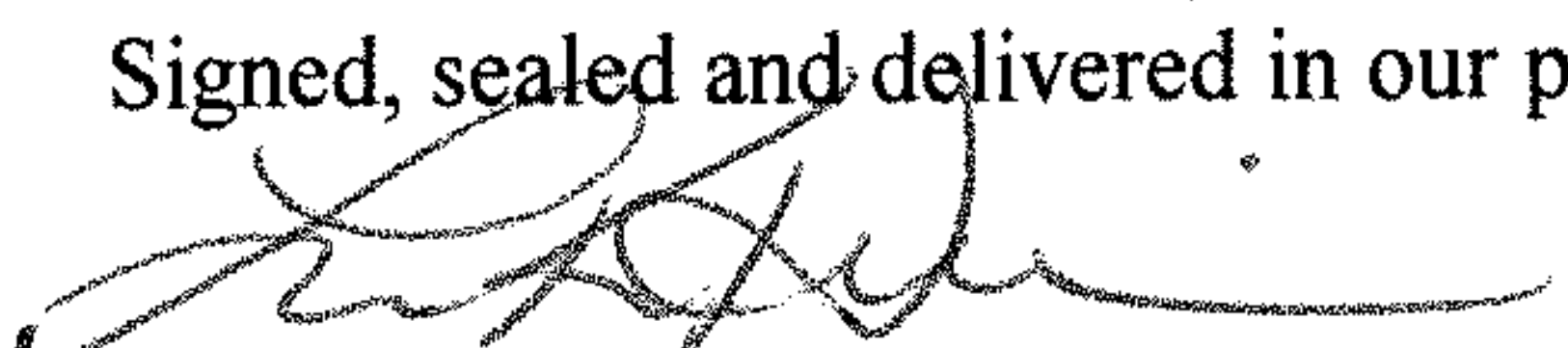
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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:



Witness

Witness Name Printed

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



Witness

Witness

CYNTHIA M EHLKE

Witness Name Printed

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

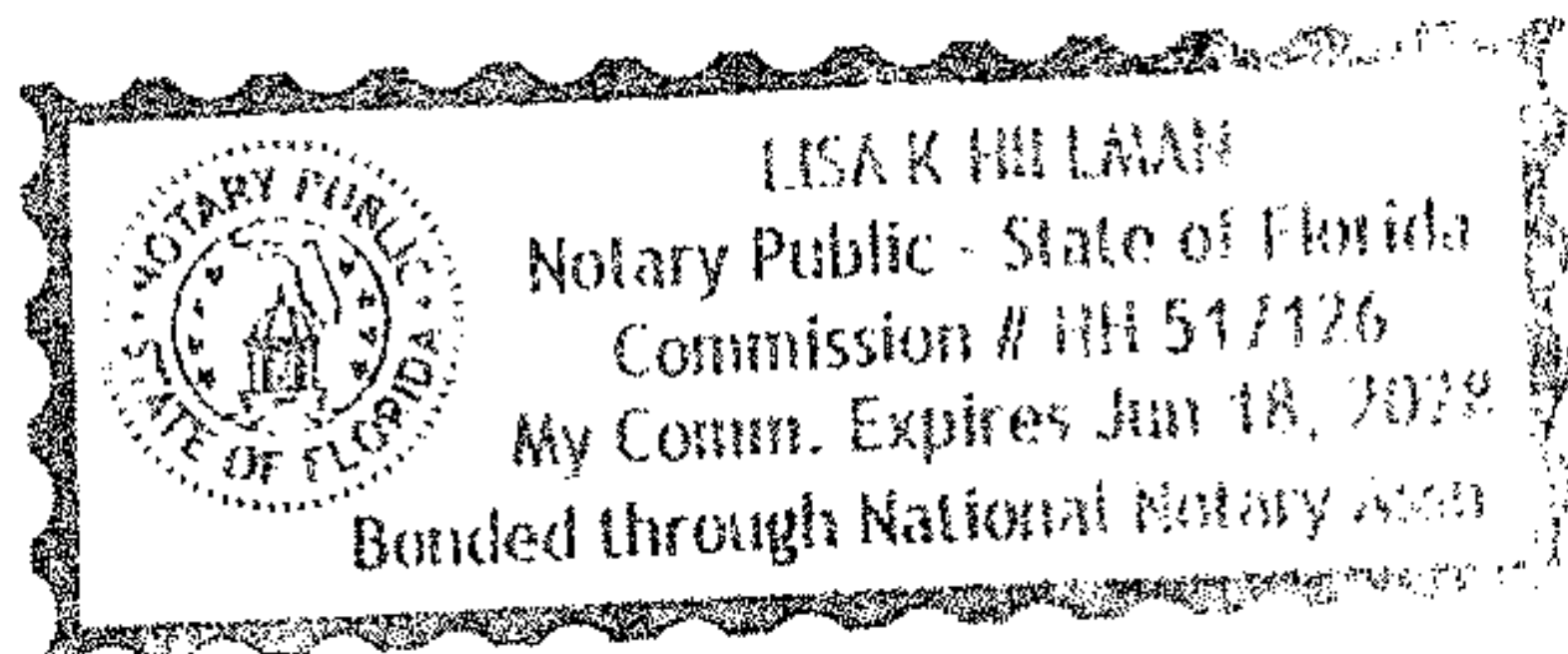


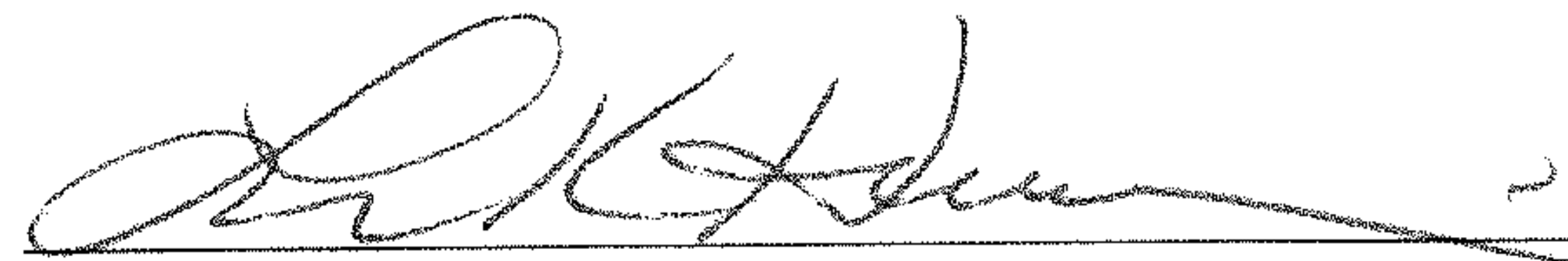
Valerie L. Franks

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 16 of July, 2026 by Valerie L. Franks, a married woman, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)





Notary Public
Printed Name: _____
My Commission Expires: _____