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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521721

Prepared by and return to:

Employee William A. Dooley, Esq.

William A. Dooley, P.A.

2042 Bee Ridge Road

Sarasota, FL 34239

941-556-7200

File Number: 3125-001

Doc Stamp-Deed: \$308.00

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Warranty Deed

This Warranty Deed made this 20th day of July, 2026 between Brian T. Bellino and Amy L. Bellino individually and as Trustee(s) of the Brian and Amy Bellino Revocable Trust Agreement dated 17, 2023 whose post office address is 19154 Brandon Avenue, Port Charlotte, FL 33954, grantor, and David Sayenko and Tatyana Sayenko, husband and wife whose post office address is 5355 Arton Road, North Port, FL 34288, 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 46, Block 823, NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision according to the Plat thereof, recorded in Plat Book 14, Page 7, of the Public Records of Sarasota County, Florida.

AND

Lot 47, Block 823, NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision according to the Plat thereof, as recorded in Plat Book 14, Page 7, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 096308234 and Parcel Identification Number: 0963082347

THE ABOVE PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF THE GRANTORS NOR IS IT 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**.

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:

Barbara J. Prinz
Witness Name: Barbara J. Prinz
Witness Address : 2042 Bee Ridge Road
Sarasota, FL 34239

B. T. Bellino
Brian T. Bellino, Individually and as Trustee

Shelby L. Hochstetler
Witness Name: Shelby L. Hochstetler
Witness Address : 2042 Bee Ridge Road
Sarasota, FL 34239

Barbara J. Prinz
Witness Name: Barbara J. Prinz
Witness Address : 2042 Bee Ridge Road
Sarasota, FL 34239

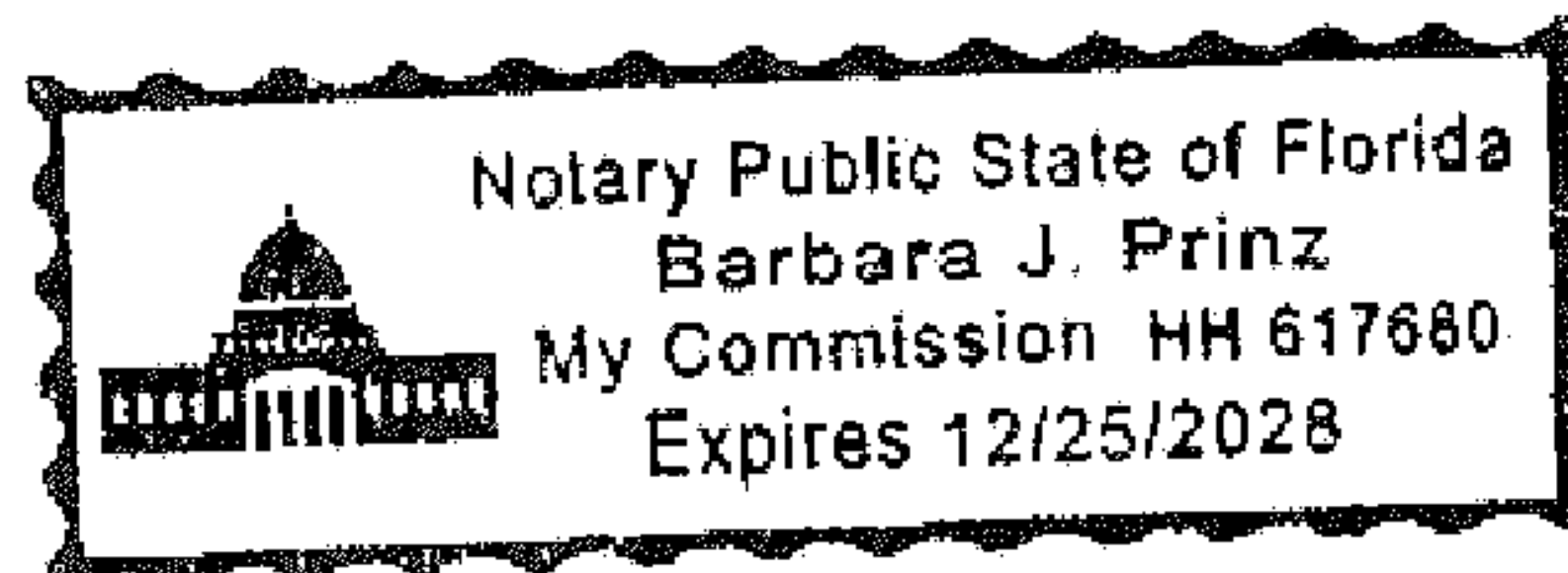
Amy L. Bellino
Amy L. Bellino, Individually and as Trustee

Shelby L. Hochstetler
Witness Name: Shelby L. Hochstetler
Witness Address : 2042 Bee Ridge Road
Sarasota, FL 34239

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of July, 2026 by Brian T. Bellino and Amy L. Bellino individually and as Trustee(s) of the Brian and Amy Bellino Revocable Trust Agreement dated 17, 2023, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Barbara J. Prinz
Notary Public
Printed Name: Barbara J. Prinz
My Commission Expires: _____