

7/23/2026 2:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523629

Prepared by and Return to:
Dana Johnstone
Suncoast One Title & Closings, Inc.
1212-A E Venice Avenue
Venice, FL 34285

Doc Stamp-Deed: \$2,548.00

File No.: VEN-2026-2113
Parcel ID Number: 1138-17-5522

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WARRANTY DEED

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

This indenture made the 20th day of July, 2026 between DCA Florida Homes LLC, a Florida Limited Liability Company, whose post office address is 6800 Indian Creek Drive, 603, Miami Beach, FL 33141, of the County of Miami-Dade, State of Florida, Grantor, to Ruslan Klychkov, a married man, and Alla Alina Klychkov, as joint tenants with right of survivorship, whose post office address is 3101 Jollivette Road, North Port, FL 34288, 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 22, Block 1755, Thirty-Fourth Addition to Port Charlotte Subdivision, a subdivision according to the Plat thereof, recorded in Plat Book 15, Page(s) 18, 18A through 18M, 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 covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land

and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



WITNESS 1 SIGNATURE
PRINT NAME: Andrew Ray Yon

WITNESS 1 ADDRESS:
13518 Deer Creek Road
Ashland, VA 23005



WITNESS 2 SIGNATURE
PRINT NAME: Robin Fulghum

WITNESS 2 ADDRESS:
13518 Deer Creek Road
Ashland, VA 23005

STATE OF Virginia
COUNTY OF Hanover

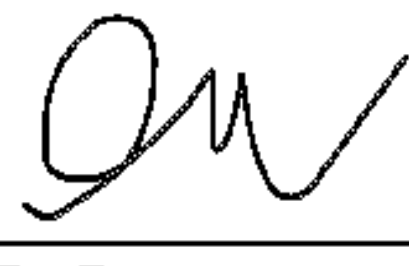
The foregoing instrument was acknowledged before me by means of online notarization, this 22nd day of July, 2026, by Yoram Dori, Manager of DCA Florida Homes LLC, a FL Limited Liability Company, on behalf of the company, who has/have produced Driver's License as identification.



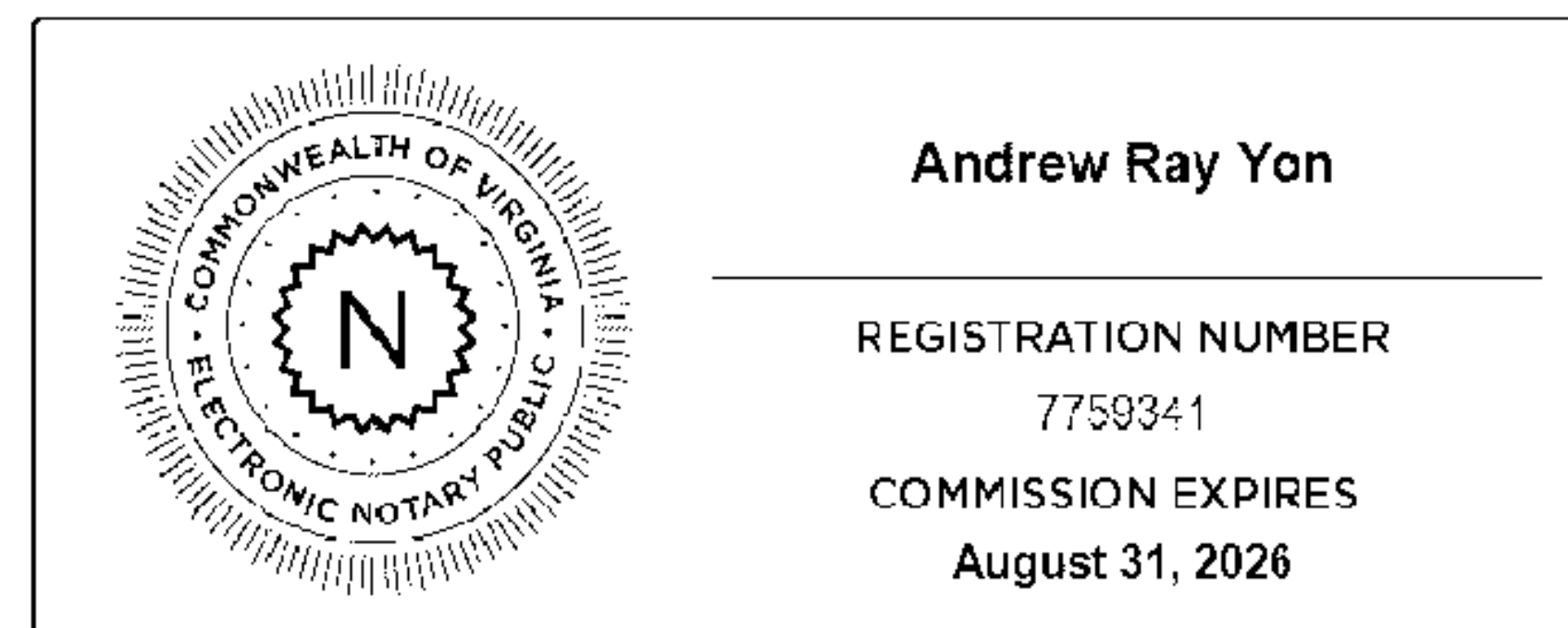
Signature of Notary Public
Andrew Ray Yon

Print, Type/Stamp Name of Notary

DCA Florida Homes LLC, a Florida
Limited Liability Company

By: 

Yoram Dori, Manager



(NOTARY SEAL)

Notarized by USA Notary Services LLC using online audio/video communication