

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100983 2 PG(S)**

7/24/2026 12:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524091

Consideration: \$24,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-09620-017

Doc Stamp-Deed: \$168.00

Property Appraiser's Parcel ID No.: 0965-09-3047

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 20th day of July, 2026, by and between **DMITRI GRIGORENCO**, whose address is **3296 Pepperridge Drive, Antelope, CA 95843-4324** (hereinafter "GRANTOR"), and **ARTEM TOROPOV, A MARRIED MAN**, whose address is **3330 Ashton Road, Sarasota, FL 34231** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 47, BLOCK 930, ELEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 2, 2A THROUGH 2I, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(acknowledgment signatures on following page)

✓
IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Asia Mcneal

Printed Name Asia Mcneal

P.O. Address 27012 oak path unit 103 Wesley chapel fl 33544

Dmitri Grigorenco

(2) Albenis Ceballo

Printed Name Albenis Ceballo

P.O. Address 3001 7th ST W, Lehigh Acres, FL

STATE OF Florida

COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 20th day of July, 2026, by Dmitri Grigorenco, ☐ who is personally known to me or ☒ who has produced drivers license as identification.

Notarized online using audio-video communication technology

Asia Mcneal

Signature of Notary Public

Asia Mcneal
Print, Type/Stamp Name of Notary

My Commission Expires: 12/15/2029

