

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

7/24/2026 4:54 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

File Number: 2026-0415

SIMPLIFILE

Receipt # 3524352

Doc Stamp-Deed: \$2,205.00

Property address:
3658 Spinner Ave, North Port, Florida 34286

General Warranty Deed

Made this July 22, 2026 A.D. By **Roman V. Maksimov, a married man**, whose post office address is: 1264 S. Salford Blvd, North Port, Florida 34287, hereinafter called the Grantor, to; **Kyle Kaminski, a single man**, whose post office address is: 3658 Spinner Ave, North Port, Florida 34286, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$315,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 15, Block 693, 17TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 13, Page 16, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0956069315**

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) or any members of the household of Grantor(s) reside thereon.

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

Prepared by:
Karen Wolfe
Integrity Title Services Inc
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Venice, Florida 34293

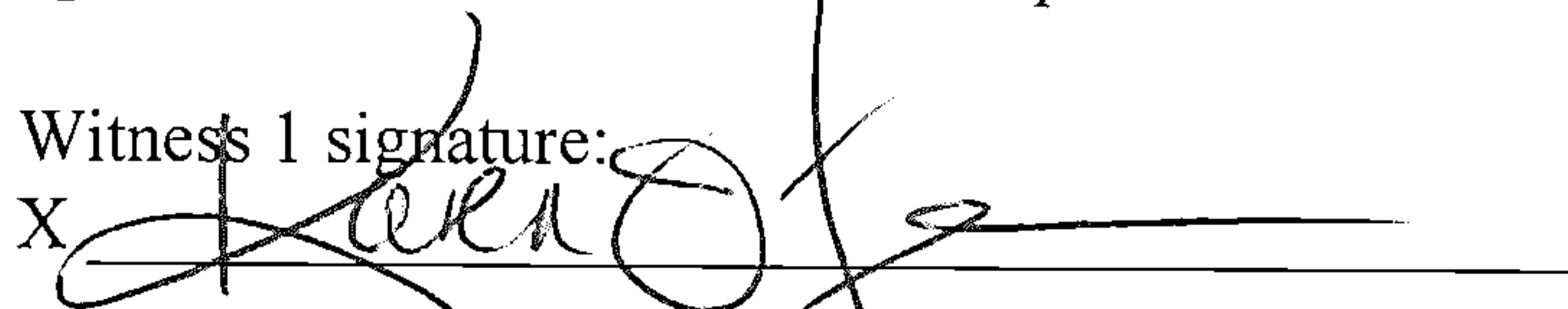
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3658 Spinner Ave, North Port, Florida 34286

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

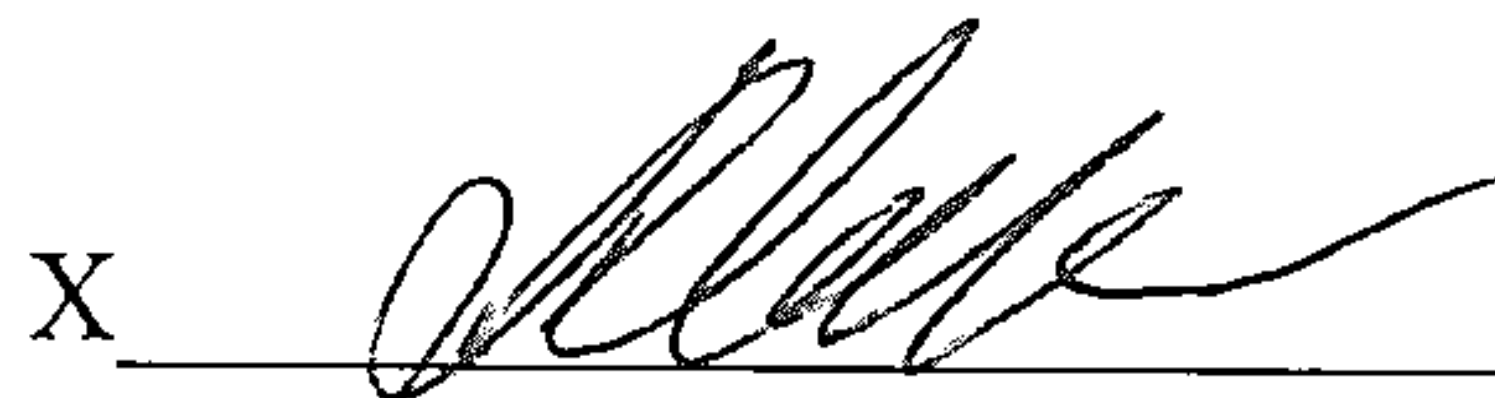
Witness 1 signature:

X 

Witness 1 Printed Name and Address:

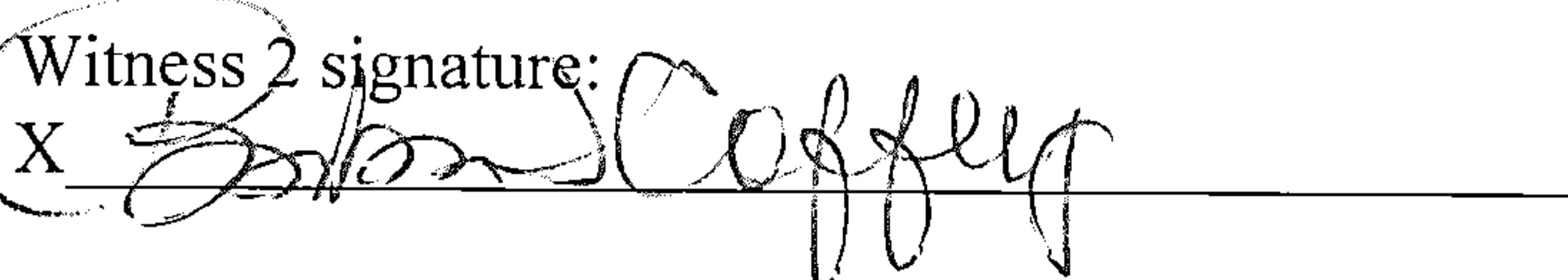
Karen J. Wolfe
4130 Woodmere Park Blvd., Venice, Florida 34293

X


**Roman V. Maksimov, By: Tristen Maksimov, his
Attorney in Fact**

Address: 1264 S. Salford Blvd, North Port, Florida
34287

Witness 2 signature:

X 

Witness 2 Printed Name and Address:

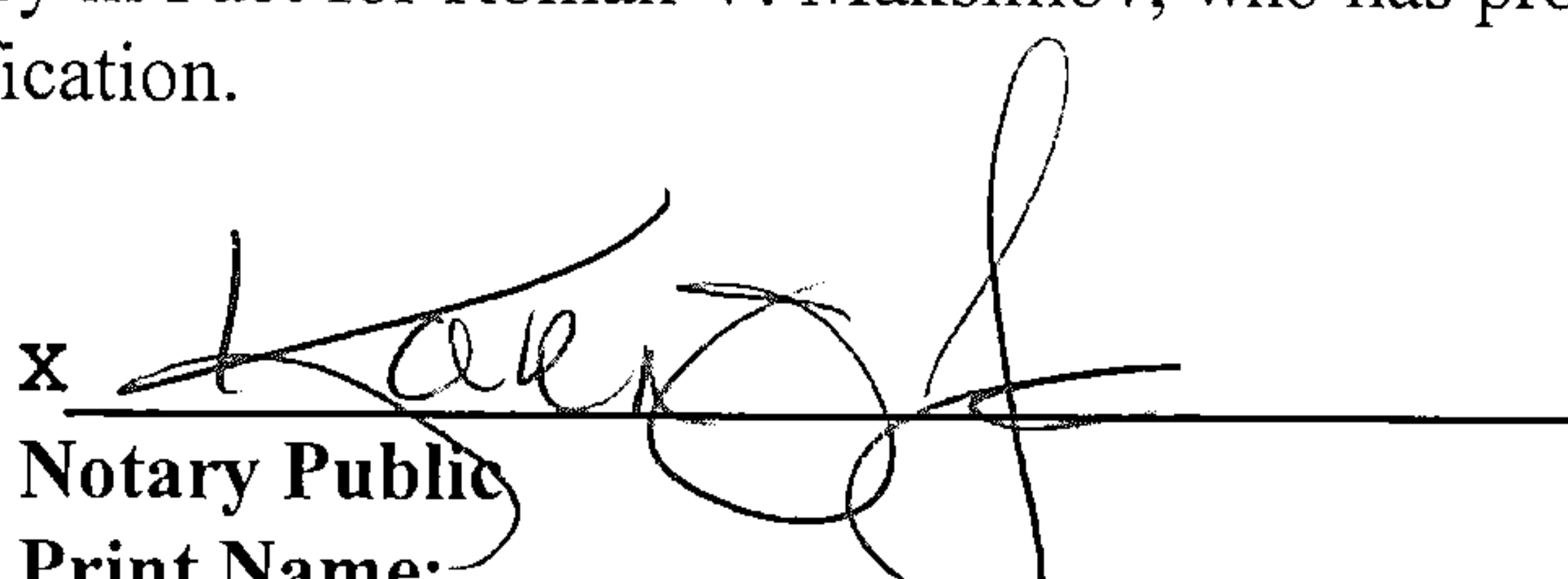
Barbara J. Coffey
4130 Woodmere Park Blvd., Venice, Florida 34293

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization,
this 21st day of July, 2026, by Tristen Maksimov as Attorney in Fact for Roman V. Maksimov, who has produced
FL Dr License as identification.

X


Notary Public

Print Name:

My Commission Expires:

Seal:

