

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026108198 2 PG(S)**

Consideration: \$600,000.00

Prepared by and return to:  
Opus Title, LLC  
Attn:Lori Bo  
PO Box 5947  
Sarasota, FL 34277  
OTL-26-565

8/7/2026 4:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3530212

Doc Stamp-Deed: \$4,200.00

Property Appraiser's Parcel ID No.: Property 1:  
0475-10-0002

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 7th day of August, 2026, by and between **RAYMOND FANTI AND DINA M. FANTI, husband and wife**, whose address is **32094 Griffin Sands Lane, San Antonio, FL 33576** (hereinafter "GRANTOR"), and **VLADIMIR VUCHIDOLOV AND ANA KAROVSKA - VUCHIDOLOV, husband and wife, as tenants by the entirety**, whose address is **3358 Boyd Circle, Oxford, FL 34484** (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 11, BLOCK 17, FIRST ADDITION TO MANASOTA GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 92, 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.

*(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) Deborah S Sugden Pa.  
Printed Name DEBORAH S SUGDEN  
P.O. Address 400 BARCELONA BLVD  
VENICE FL 34285

Raymond Fanti  
Dina M. Fanti

(2) Lori J. Bo  
Printed Name Lori J. Bo  
P.O. Address 400 Barcelona Ave.  
Venice, FL 34285

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 3rd day of August, 2026, by Raymond Fanti and Dina M. Fanti, ( ) who are personally known to me or (X) who have produced FL DL as identification.

Lori J. Bo  
Signature of Notary Public

Print, Type/Stamp Name of Notary

