

8/10/2026 12:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3530483

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20261144

Parcel ID: **1133105917**

Florida Documentary Stamps in the amount of **\$133.00** have been paid hereon.

Doc Stamp-Deed: **\$133.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **10th day of August, 2026** by

Glenford B. Ottey and Treacher I. Ottey, A Married Couple,

whose post office address is 3 Alicia Court, West Nyack, NY 10994,

herein called the Grantor, to

Veniamin Grimblatov,

whose post office address is 424 Jefferson Avenue, FL2, Staten Island, NY 10306,

hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of EIGHTEEN THOUSAND NINE HUNDRED NINETY AND 00/100 (**\$18,990.00**) 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, State of Florida, viz.:

Lot 17, Block 1059, 24th ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the plat thereof, as recorded in Plat Book 14, Pages 14, 14A through 14M, of the Public Records of Sarasota County, Florida.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

[Signature]
Signature

Herlin Rodriguez
Printed Name

43 Parkway Trailer Court Pomona NY 10970
Full Address

[Signature]
Glenford B. Ottey

[Signature]
Treacher I. Ottey

Witness #2:

[Signature]
Signature

Denisse Rubio
Printed Name

52 Highview Ct Nyack New York, 10960
Full Address

STATE OF New York
COUNTY OF Rockland

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 16th day of August, 2026, by Glenford B. Ottey and Treacher I. Ottey, () who is/are personally known to me or (X) who has/have produced NY Drivers Licenses as identification.

[Signature]
Signature of Notary Public

fer
Print, Type/Stamp Name of Notary

MARGARET MIGLIONICO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MI6235676
Qualified in ROCKLAND County
Commission Expires February 14, 2027