

Prepared (without benefit
of title examination) by
and After Recording Return to:
Maurice Azerad, PLLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

8/12/2026 4:00 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531856

Parcel ID Number: 1118166319
(For Informational Purposes Only)

Doc Stamp-Deed: \$0.70

Consideration: No Sale, no mortgage. Documentary stamp tax paid in the amount of \$0.70.

WARRANTY DEED

This WARRANTY DEED is made this August 12, 2026, by **A & G QUALITY BUILD LLC**, a Florida limited liability company, whose address is 1053 S Purdue St., North Port, FL 32488 (the "Grantor"), to **Vasily Kuzmich**, a single man, whose address is 14 Cottage St., New York Mills, NY, 13417 (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 TEN DOLLARS AND 00/100 (\$10.00) and other valuable consideration, 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**, to-wit:

Lot 19, Block 1663, THIRTY THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 15, Page(s) 17, 17A through 17N, inclusive, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

-SIGNATURE(S) APPEAR NEXT PAGE(S)-

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

Signed, sealed and delivered in our presence:

Witness #1 Signature [Signature]
Witness #1 Printed Name Jessica Dullin

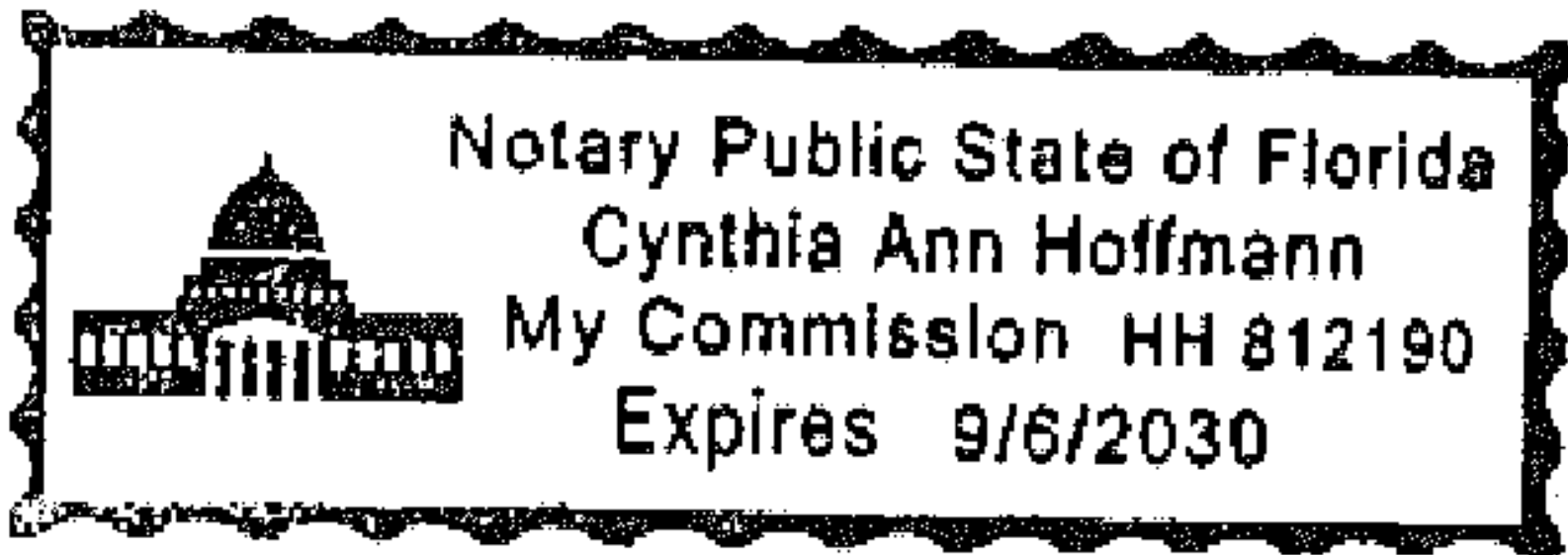
Witness #1 Address 5218 Paylor Ln.
Sarasota, FL 34240
Witness #2 Signature Cyndi Hoffmann

Witness #2 Printed Name _____
Witness #2 Address 5218 Paylor Ln.
Sarasota, FL 34240

A & G QUALITY BUILD LLC,
a Florida limited liability company
By: [Signature]
Grigoriy Tur, Manager

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on August 12, 2026, by Grigoriy Tur, as Manager of A & G QUALITY BUILD LLC, a Florida limited liability company, on behalf of the company, who ☐ is/are personally known to me or who ☒ have produced FL DL as identification.



[Signature]
Notary Public
Print Name: Cyndi Hoffmann
My Commission Expires: 9/6/2030