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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3535742

Doc Stamp-Deed: \$3,220.00

Prepared by and return to:

Kelly Wise

Premier Title Partners of Florida LLC

1777 Tamiami Trail, Unit 501-23, Port Charlotte, FL 33948

(941) 395-0140

File No PREMACT26-200F

Parcel Identification No 0984047840

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 20 day of August, 2026 between Pavel Minchuk and Irina Minchuk, husband and wife, and Mark Minchuk, joined by his wife Vanessa Minchuk, whose post office address is 1015 Hoffer Street, Port Charlotte, FL 33953, of the County of Charlotte, State of Florida, Grantors, to Richard A. Ciasullo and Ilene P. Ciasullo, husband and wife, whose post office address is 1548 Mincey Terrace, North Port, FL 34286, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 40, Block 478, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 20, 20A through 20Z2, including, inclusive, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

Printed Name of First Witness

Address:

1777 TAMIAMI TRL.
PORT CHARLOTTE, FL 33948

WITNESS

Printed Name of Second Witness

Address:

1777 TAMIAMI TRL
PORT CHARLOTTE, FL 33948

Pavel Minchuk

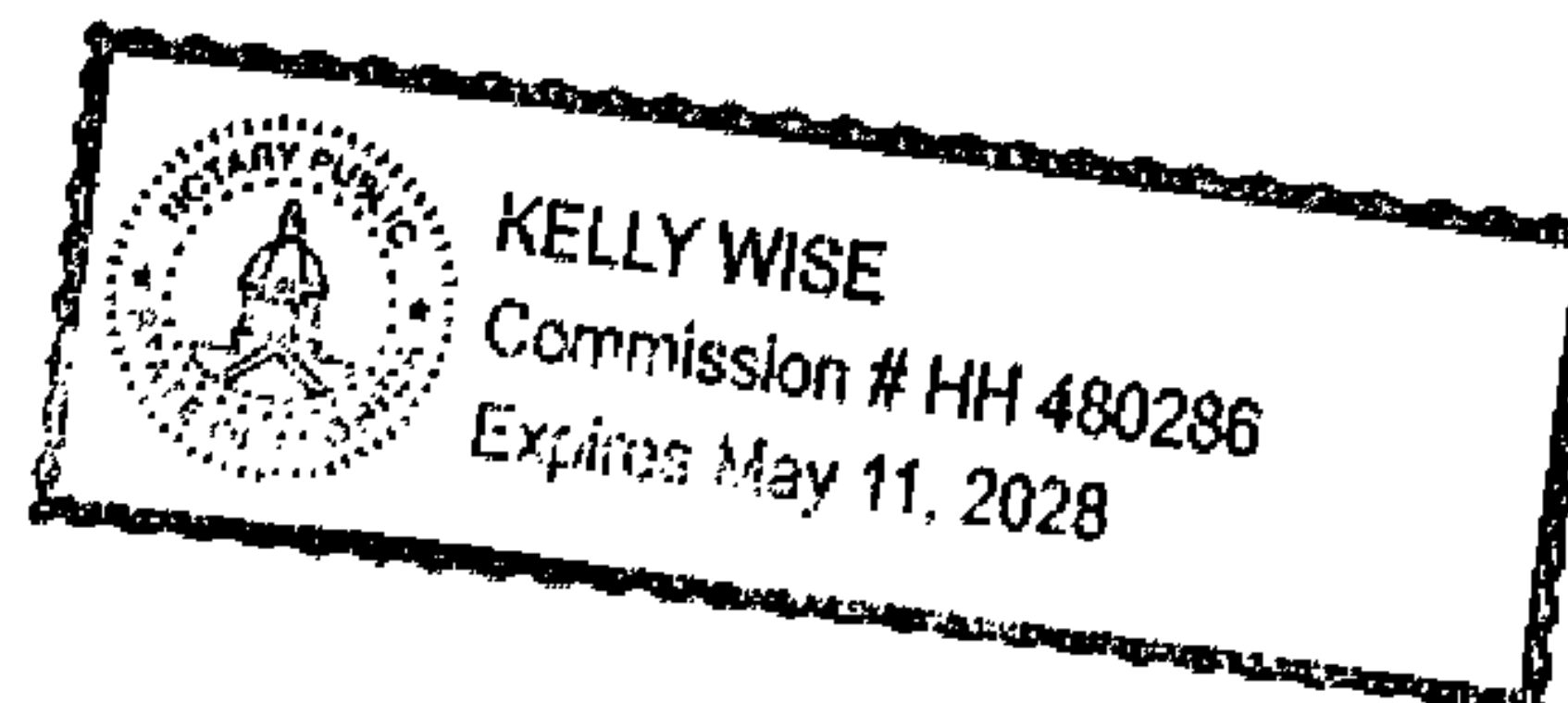
Irina Minchuk

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of August, 2026, by Pavel Minchuk, Irina Minchuk, ☐ who is/are personally known to me or ☒ who has/have produced FL D.L. as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary



[Signature]

WITNESS

Dennis Wildermuth

Printed Name of First Witness

Address:

813 NE 146th ST
Vancouver WA 98683

[Signature]

WITNESS

Sarah Kleinkopf Morgan

Printed Name of Second Witness

Address:

14611 NE 113th St
Vancouver WA 98682

[Signature]

Mark Minchuk

[Signature]

Vanessa Minchuk

STATE OF Washington
COUNTY OF Clark

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of August, 2026, by Mark Minchuk and Vanessa Minchuk, ☐ who is/are personally known to me or ☒ who has/have produced driver licenses as identification.

[Signature]
Signature of Notary Public
Sarah Kleinkopf Morgan
Print, Type/Stamp Name of Notary

