

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

File Number: 2026-0440

Property address:
6421 Safford Ter, North Port, Florida 34287

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026114544 2 PG(S)

8/21/2026 2:50 PM

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

SIMPLIFILE

Receipt # 3535803

Doc Stamp-Deed: \$1,354.50

General Warranty Deed

Made this August 20, 2026 A.D. By **Vadim Desyatnikov and Oleg Desyatnikov**, whose post office address is: 427 Pineview Dr, Venice, Florida 34293, hereinafter called the Grantor, to; **James O'Grady and Jillian DiBlasi, Husband and Wife**, whose post office address is: 6421 Safford Ter, North Port, Florida 34287, 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)

Witneseth, that the grantor, for and in consideration of the sum of \$193,500.00 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 12, BLOCK 18, 13TH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 12 AND 12A THRU 12F OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0998001812**

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.

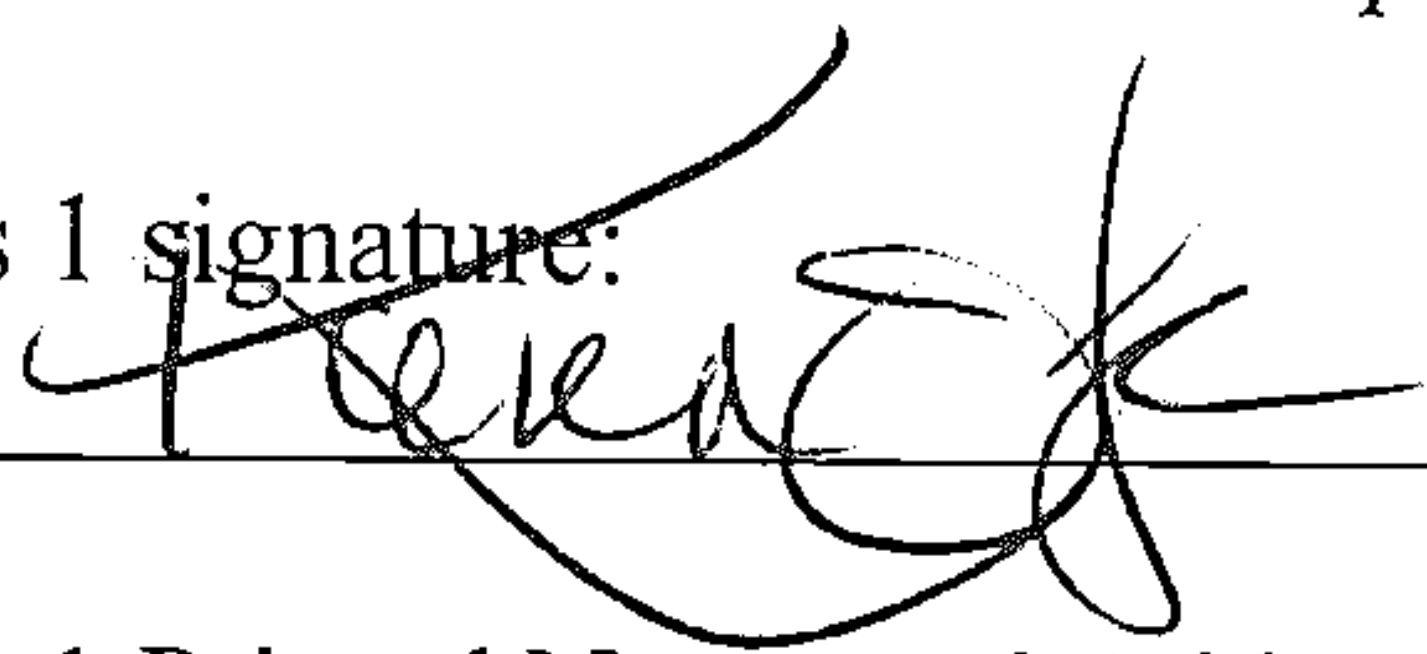
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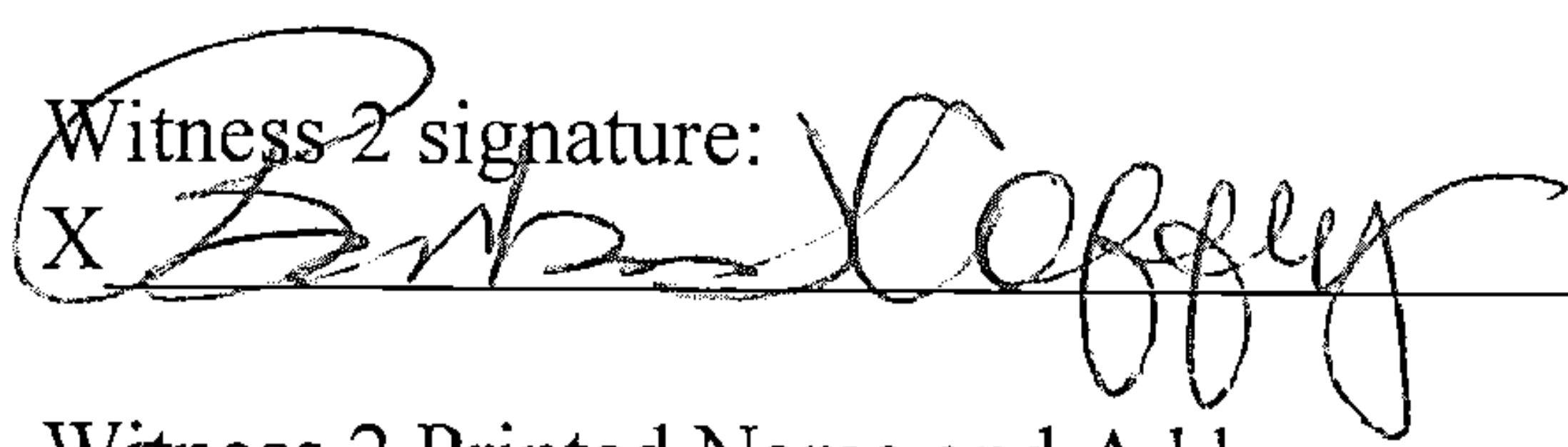
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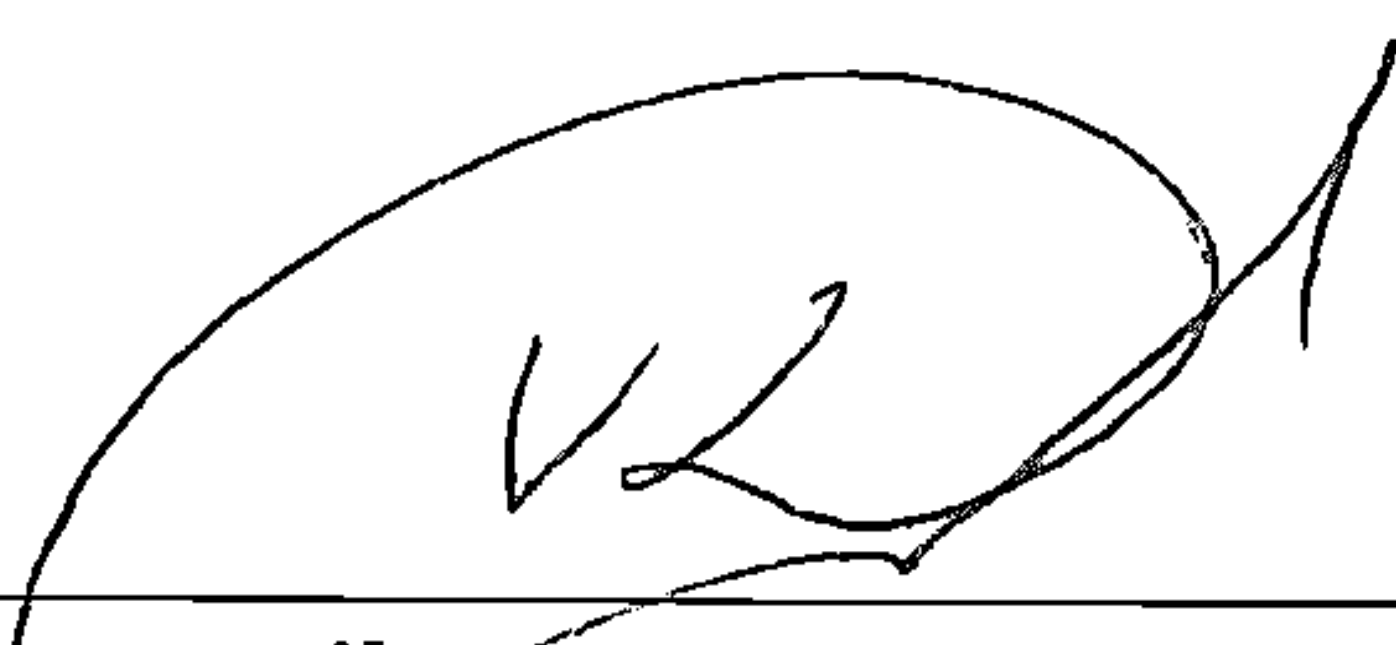
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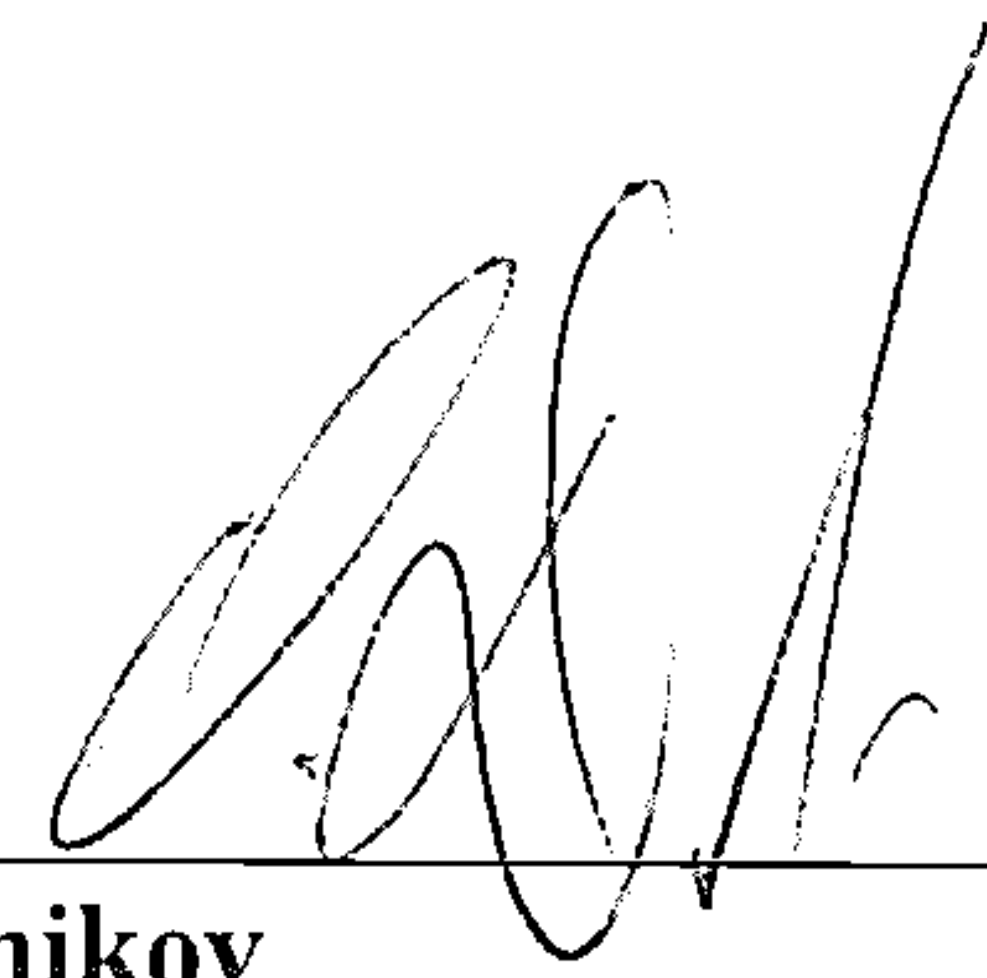
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 signature:
X 
Witness 1 Printed Name and Address:
Karen Wolfe
4130 Woodmere Park Blvd., Venice, Florida 34293

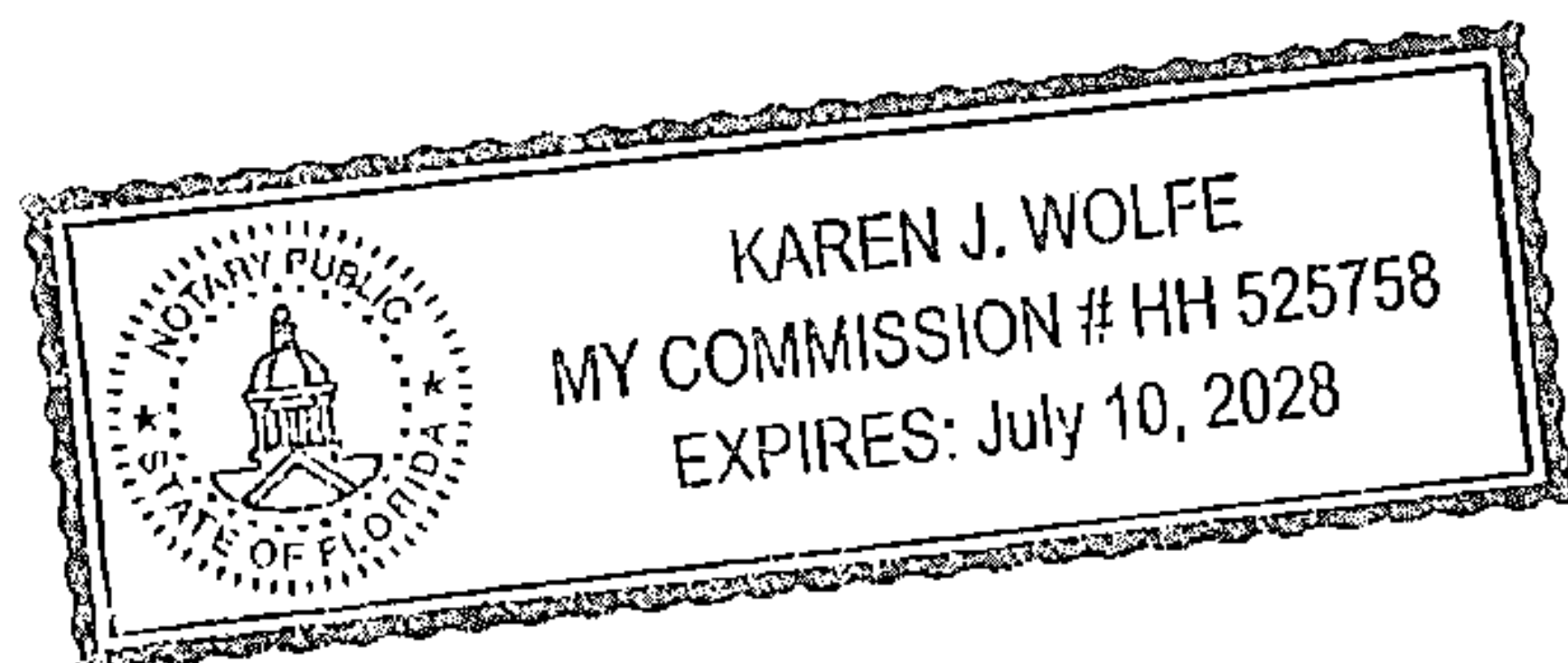
Witness 2 signature:
X 
Witness 2 Printed Name and Address:
Barbara J. Coffey
4130 Woodmere Park Blvd., Venice, Florida 34293

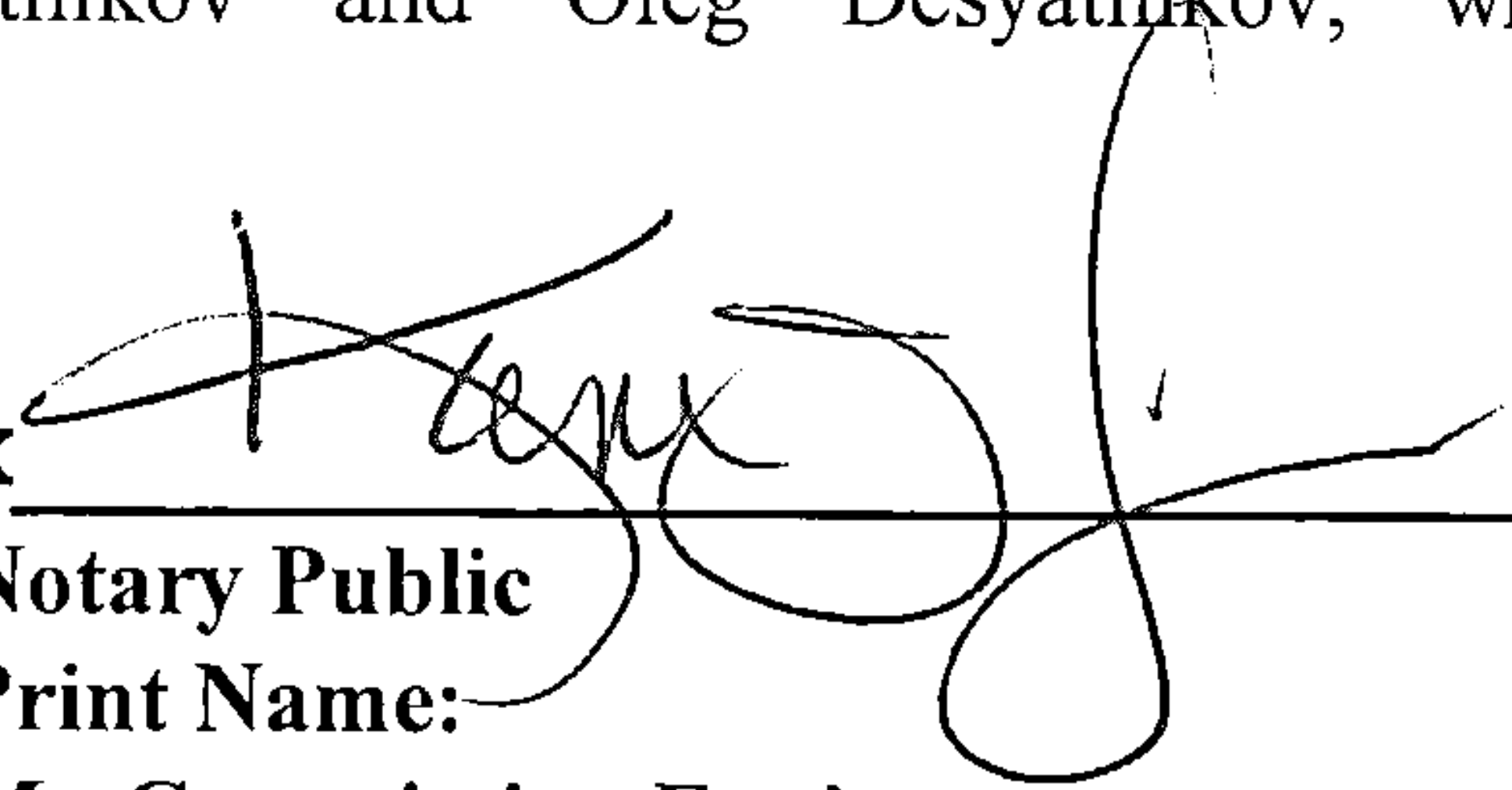
X 
Vadim Desyatnikov
Address: 427 Pineview Dr, Venice, Florida 34293

X 
Oleg Desyatnikov
Address: 427 Pineview Dr, 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 20th day of August, 2026, by Vadim Desyatnikov and Oleg Desyatnikov, who produced FL DL Licenses as identification.



X 
Notary Public
Print Name:
My Commission Expires:
Seal: