

8/31/2026 10:53 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538950

Prepared by and when recorded return to:

ANTHONY G. MOWRY, ESQ.
BERG, SLOAN, & MOWRY, PLLC
1872 S. Tamiami Trail, Suite D
Venice, Florida 34293

Property Appraiser's Parcel Identification
No. 0792010045

Doc Stamp-Deed: \$0.70

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE is made on August 27, 2026, between **OLEG VAINER** and **RITTA VAINER**, husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 1504 Raphis Royale Blvd., Englewood, Sarasota County, Florida 34223, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **OLEG VAINER and RITTA VAINER, Co-Trustees of the OLEG AND RITTA VAINER REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 1504 Raphis Royale Blvd., 1504 Raphis Royale Blvd., Florida 34223, and such trust having been established under that certain revocable trust agreement originally dated March 7, 2017, and amended on August 27, 2026, by **OLEG VAINER and RITTA VAINER** as grantors and as co-trustees. Grantor hereby GRANTS, CONVEYS and WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Sarasota and State of Florida:

Lot 10, Block C, TALON BAY UNIT TWO, according to the Plat thereof as recorded in Plat Book 45, Page(s) 46, of the Public Records of Sarasota County, Florida.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Sarasota County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

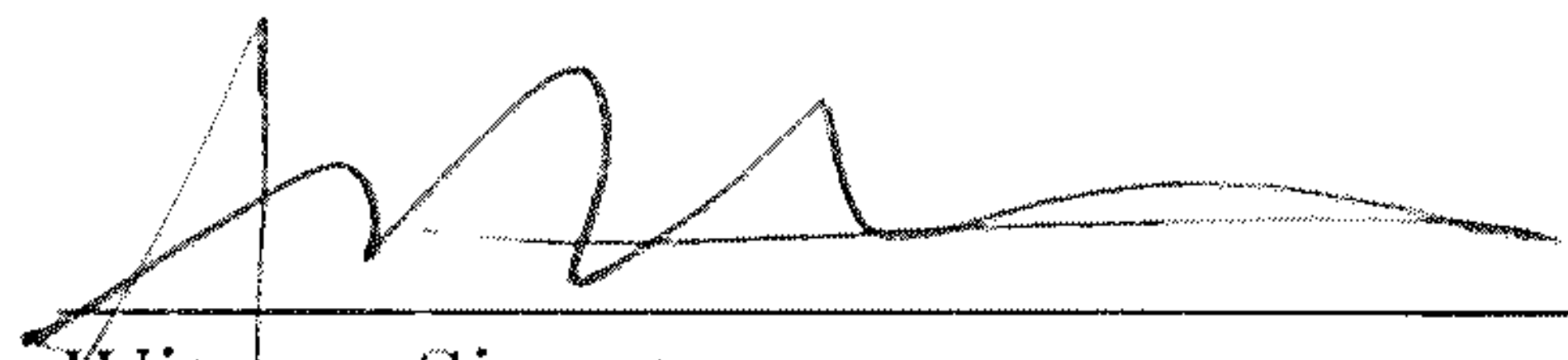
IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

Signed, Scaled and Delivered
in presence of



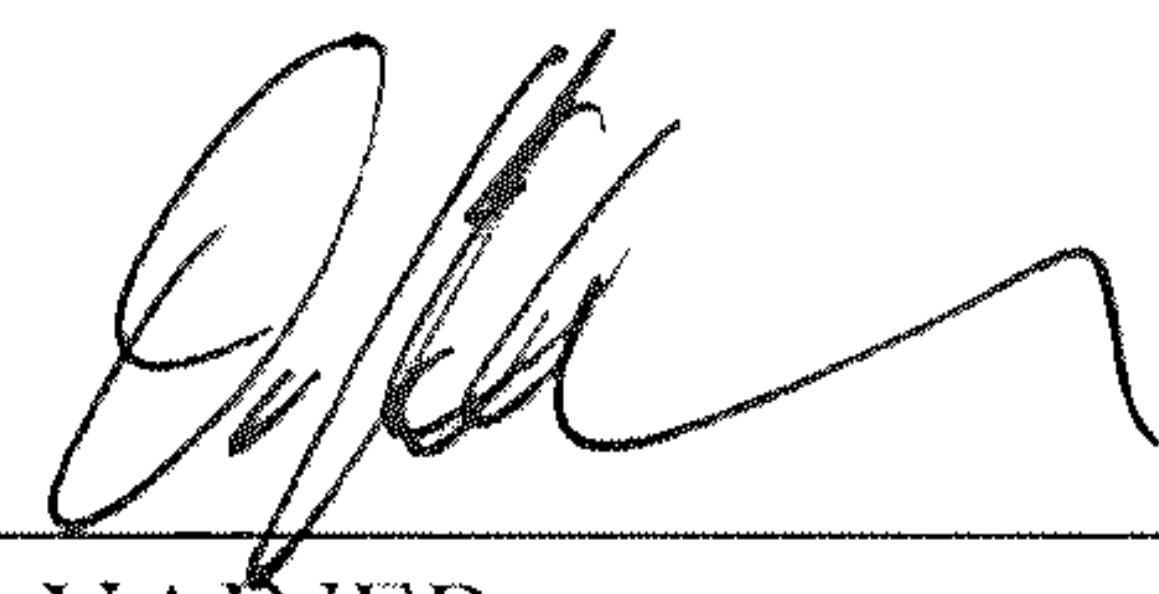
Witness Signature

Jennifer Mowry
(Printed Name)
1872 S. Tamiami Trail, Suite D
Venice, Florida 34293



Witness Signature
Anthony G. Mowry

(Printed Name)
1872 S. Tamiami Trail, Suite D
Venice, Florida 34293



OLEG VAINER

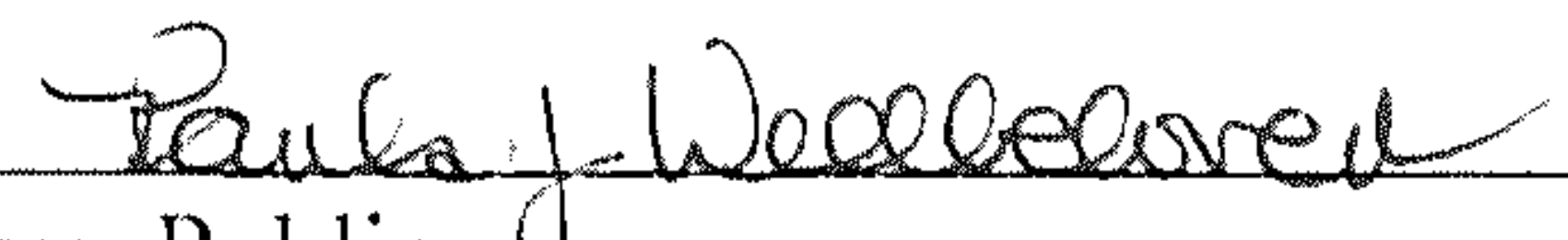


RITTA VAINER

STATE OF FLORIDA §
 §
COUNTY OF SARASOTA §

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by OLEG VAINER, who ☐ is personally known to me or ☒ has produced FL DL (type of identification) as identification, proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, and by RITTA VAINER, who ☐ is personally known to me or ☒ has produced FL DL (type of identification) as identification, proving her to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on
Aug 27, 2026.



Notary Public

 PAULA J. WELLBELOVED
Commission # HH 404519
Expires June 4, 2027