

8/31/2026 3:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539306

Prepared by and Return to:
Dana Johnstone
Suncoast One Title & Closings, Inc.
1212-A E Venice Avenue
Venice, FL 34285

Doc Stamp-Deed: \$1,323.00

File No.: VEN-2026-2163
Parcel ID Number: 0998-00-1815

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 28 day of August, 2026 between Barbara E. Peak, a single woman, Individually and as Trustee of Barbara E Peak Trust dated February 19, 2014, whose post office address is 1147 Ponderosa Road, Venice, FL 34293, of the County of Sarasota, State of Florida, Grantor, to Dmytro Gyrych and Yuliia Shylina, husband and wife, as joint tenants with right of survivorship, whose post office address is 12419 EAGLES CLAW LN, JACKSONVILLE, FL 32225, of the County of FL, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 15, Block 18, Thirteenth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 13, Page(s) 12, 12A through 12F, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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 Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land

and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Susan Carreau
WITNESS 1 SIGNATURE
PRINT NAME: Susan Carreau

WITNESS 1 ADDRESS:
531 Federal Furnace Rd
Plymouth MA 02360

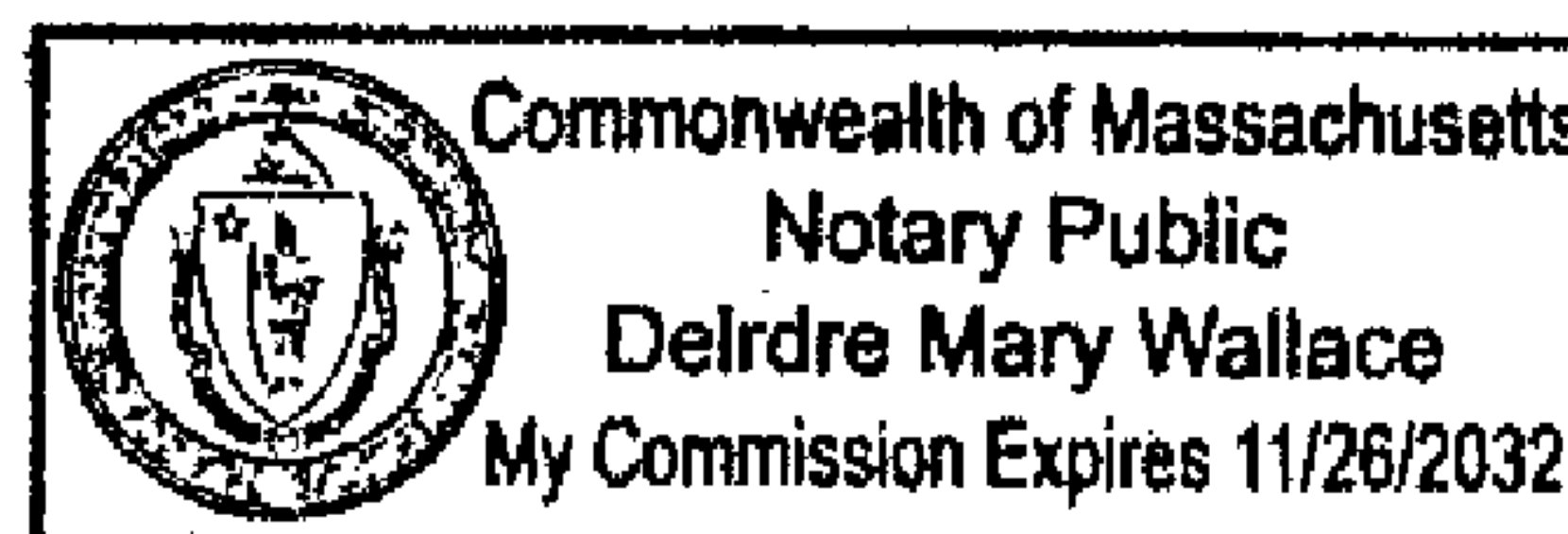
Deirdre Wallace
WITNESS 2 SIGNATURE
PRINT NAME: Deirdre Wallace

WITNESS 2 ADDRESS:
10 Oak Hill Rd
Plymouth MA 02360

STATE OF Massachusetts
COUNTY OF Plymouth

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of August, 2026, by Barbara E. Peak, Individually and as Trustee of Barbara E Peak Trust dated February 19, 2014, ☐ who is/are personally known to me or ☒ who has/have produced drivers license as identification.

Deirdre Mary Wallace
Signature of Notary Public
Deirdre Mary Wallace
Print, Type/Stamp Name of Notary



(NOTARY SEAL)