

Prepared by and Return to:
Steel City Title
Becky Chally
3999 West First Street (S.R. 46)
Sanford, Florida 32771
Our File Number: SCL26-830
\$54,000.00

9/1/2026 1:41 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3539798

Doc Stamp-Deed: \$378.00

Special Warranty Deed

Made this 31st day of August 2026 A.D., By **Oleg Pavlus**, whose post office address is: 12117 58th Dr NE, Marysville, Washington 98271, hereinafter called the grantor, to **Florida 735 LLC, a Delaware Limited Liability Company**, whose post office address is: 726 2nd Street Suite 2A, Annapolis, Maryland 24103, 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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

Lots 16 and 17, Block 589, 18th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Page 6, of the Public Records of Sarasota County, Florida.

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) nor any members of the household of Grantor(s) reside thereon.

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

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 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.

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:

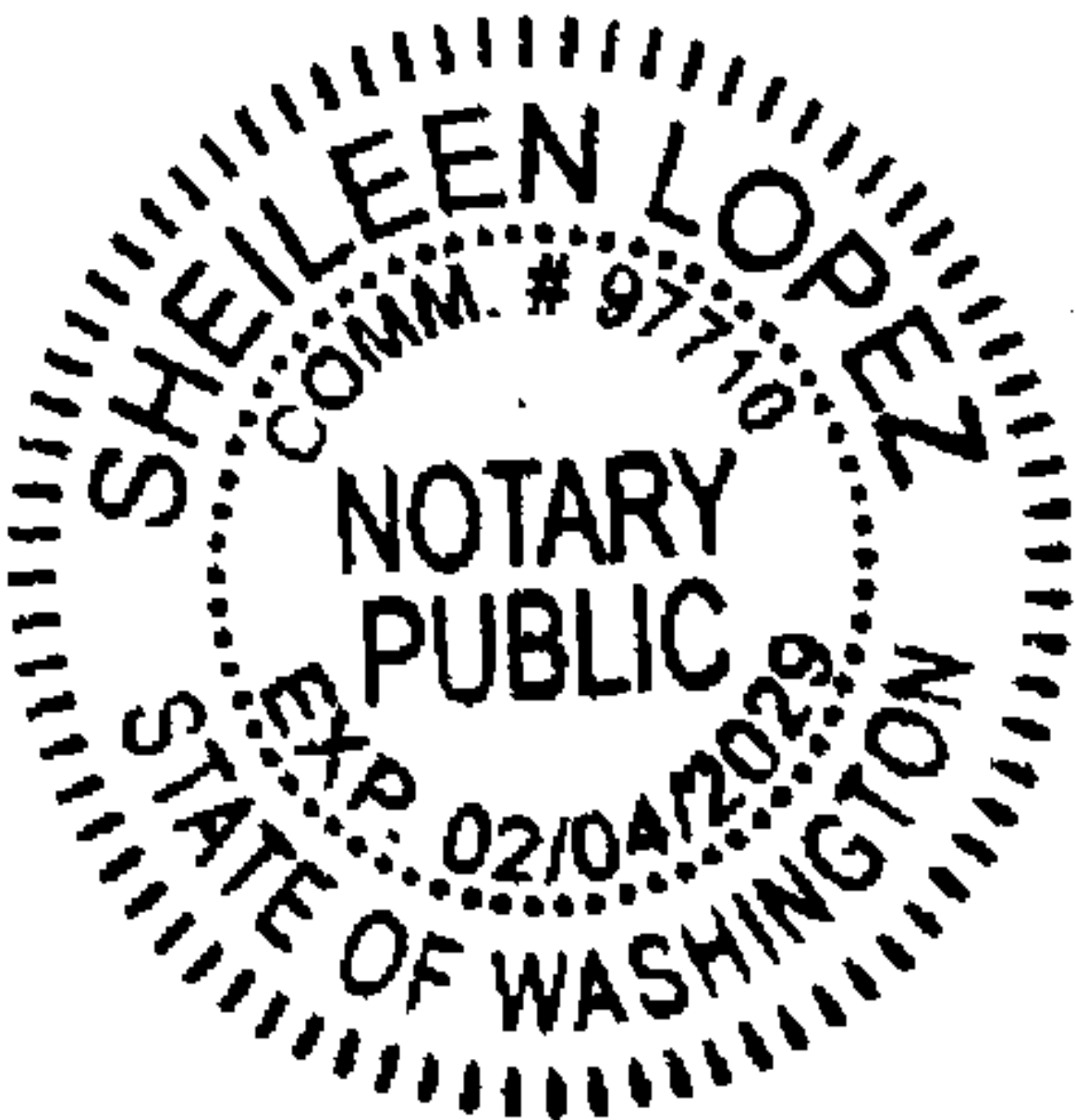
Witness Signed Name: Eduardo Pineda-Lopez Oleg Pavlus (Seal)
Witness Printed Name: Eduardo Pineda-Lopez Oleg Pavlus
Address: 12117 58th Dr NE
Marysville, Washington 98271
Witness Address: 4904 Sonny Side Blvd, WA, Marysville
98270

Witness Signed Name: Cristian Pineda-Lopez
Witness Printed Name: Cristian Pineda-Lopez
Witness Address: 4904 Sonny Side Blvd, Marysville WA, 98270

State of Washington
County of Snohomish

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of August 2026, by Oleg Pavlus.

[SEAL]
Online Notary



Sheileen Lopez
Signature of Notary Public
Personally Known ☐ OR
Produced Identification ☒
Type of Identification Produced
Washington Driver License.
Comm # 97710