

9/4/2026 1:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541589

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Shantelle D. Porack
FLORIDA ABSTRACT & SECURITY TITLE CORPORATION
2575 Tamiami Trail
Port Charlotte, Florida 33952
Our File No.: S26-0384

Property Appraisers Parcel Identification (Folio) Number: 0990027416 **Doc Stamp-Deed: \$126.00**
Florida Documentary Stamps in the amount of \$126.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 3rd day of September, 2026 by **WAYNE W. SHINN and JUDY A. SHINN, husband and wife, INDIVIDUALLY AND AS TRUSTEES OF THE SHINN FAMILY TRUST DATED December 11, 2023**, whose mailing address is **2191 GREENLEY ROAD, NORTH PORT, FL 34286** herein called the Grantors, to **DMIRTY ANDROSOV** whose mailing address is **4113 MOCHA AVE, NORTH PORT, FL 34287**, hereinafter called the Grantee:

(Wherever used herein the terms "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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 16, Block 274, 1st ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 11, Pages 29 and 29A thru 29J, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2026 and thereafter.

Grantor covenants that the above described property is vacant, unimproved land and is not adjacent to nor contiguous to any homestead property owned by them.

Grantors herein covenant that they are currently the trustees of the above named Trust and that said Trust has not been amended or revoked as of this date and that the transaction herein is an arms-length sale to a bona-fide purchaser for value.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Shantelle D. Porack
Witness #1 Signature
Printed Name: Shantelle D. Porack
2575 Tamiami Trail, Port Charlotte, FL 33952

Witness #1 Full Address

Barbara P. Phillips
Witness #2 Signature
Printed Name: Barbara P. Phillips
2575 Tamiami Trail, Port Charlotte, FL 33952

Witness #2 Full Address

Wayne W. Shinn
WAYNE W. SHINN, INDIVIDUALLY AND AS
TRUSTEE OF THE SHINN FAMILY TRUST
DATED December 11, 2023

Judy A. Shinn
JUDY A. SHINN, INDIVIDUALLY AND AS TRUSTEE
OF THE SHINN FAMILY TRUST
DATED December 11, 2023

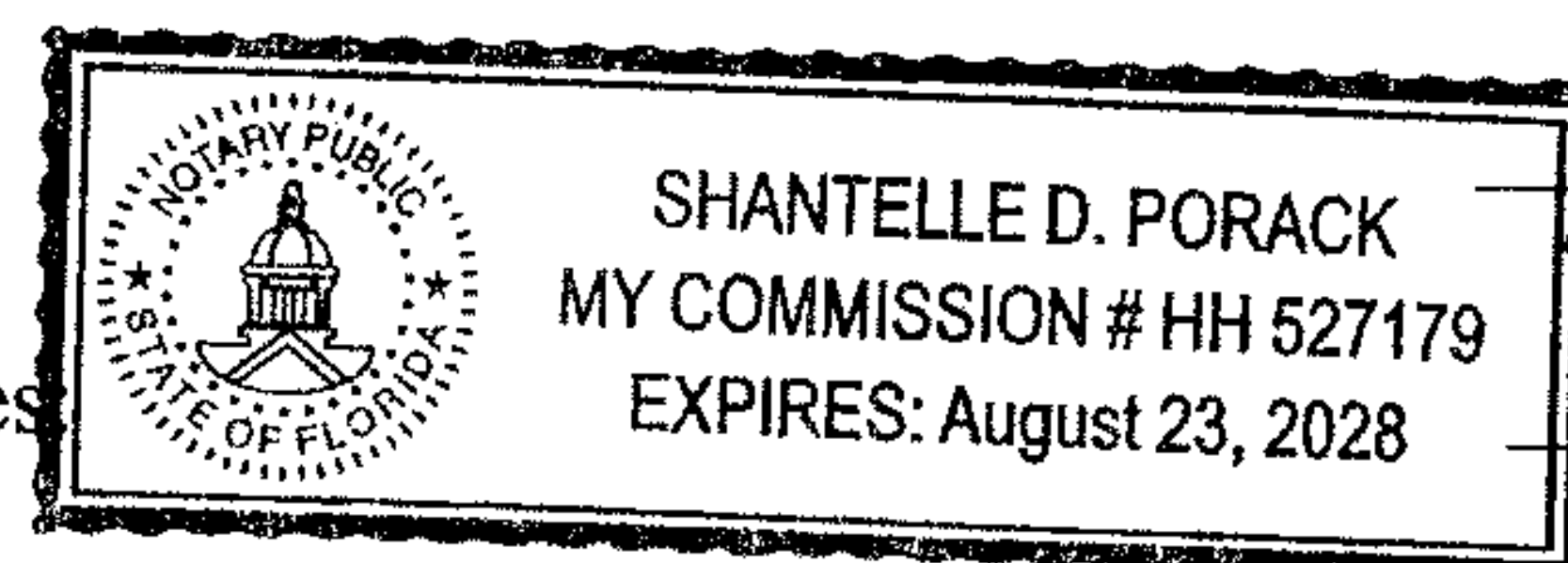
State of FLORIDA

County of Charlotte

The foregoing instrument was acknowledged before me this 3rd day of September, 2026, by WAYNE W. SHINN and JUDY A. SHINN, INDIVIDUALLY AND AS TRUSTEES OF THE SHINN FAMILY TRUST DATED December 11, 2023, who have appeared by X physical presence or by ___ online notarization, and who are personally known to me or have produced FL D. License as identification.

SEAL

My commission expires



Shantelle D. Porack
Notary Public
Shantelle D. Porack
Printed Notary Name