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INSTRUMENT # 2026123383 2 PG(S)

9/10/2026 12:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543320

Doc Stamp-Deed: \$1,673.00

Prepared by and return to:

Devan P. Spinelli, Esq.

CLOSED Southwest Florida LLC

151 Center Road

Unit B

Venice, FL 34285

(941) 348-6257

File No 11169-26SW-FL

Parcel Identification No 0411091112

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WARRANTY DEED

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

This indenture made the 10th day of September, 2026 between Renee M. Cordonnier, a single woman, whose post office address is **1257 Burgos Drive, Sarasota, FL 34238**, of the County of Sarasota, State of Florida, Grantor, to **Vitaliy Arifov and Liudmyla Arifova, husband and wife**, whose post office address is **12792 Richezza Drive, Venice, FL 34293**, of the County of Sarasota, 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:

Unit 1404, Auburn Lakes, a Condominium, according to the Declaration of Condominium thereof, as recorded in Instrument Number 1999048329, as amended; and according to the Condominium Plat thereof, as recorded in Condominium Book 33, Page 19, 19A and 19B, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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

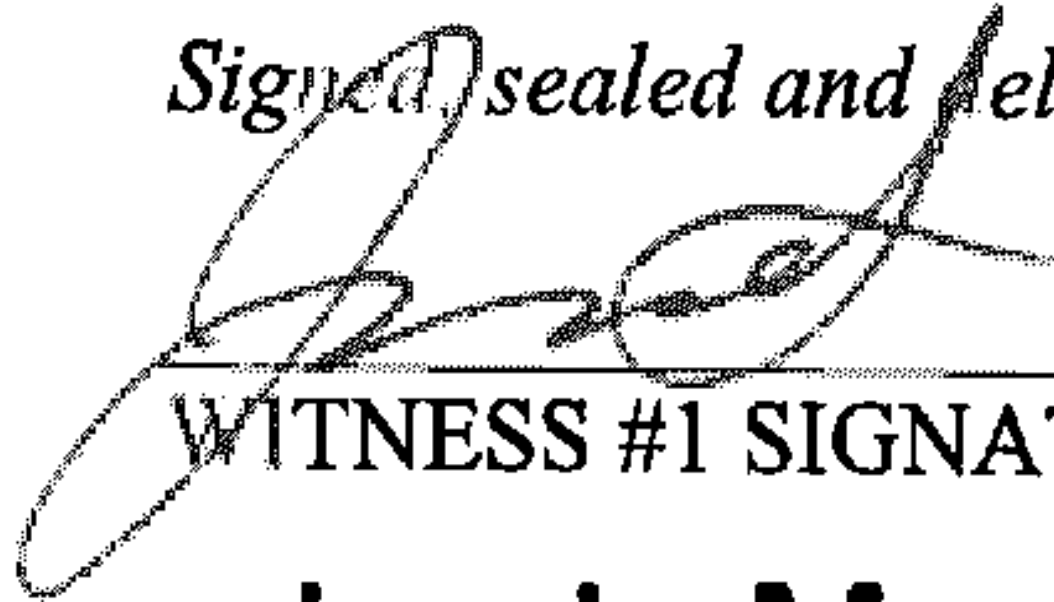
Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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:


WITNESS #1 SIGNATURE

Jamie Murphy

WITNESS #1 PRINTED NAME

151 Center Rd, Venice FL 34285

WITNESS #1 ADDRESS


WITNESS #2 SIGNATURE

Amy Worth

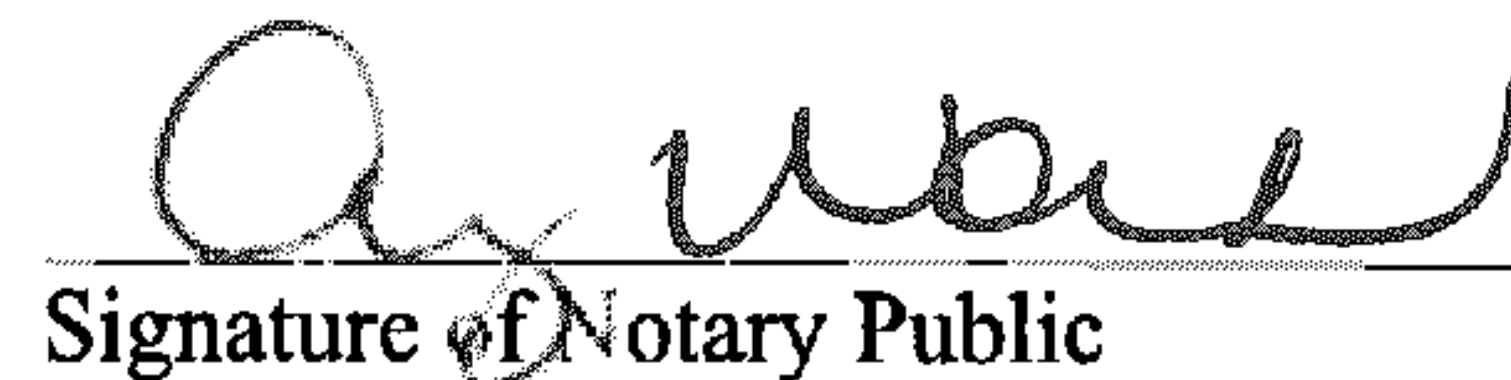
WITNESS #2 PRINTED NAME

151 Center Rd, Venice FL 34285

WITNESS #2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of Sept., 2026, by Renee M. Cordonnier, ☐ who is/are personally known to me or ☒ who has/have produced Drivers License as identification.


Signature of Notary Public

Amy Worth

Print, Type/Stamp Name of Notary



AMY WORTH
Notary Public
State of Florida
Comm# HH567701
Expires 10/26/2028