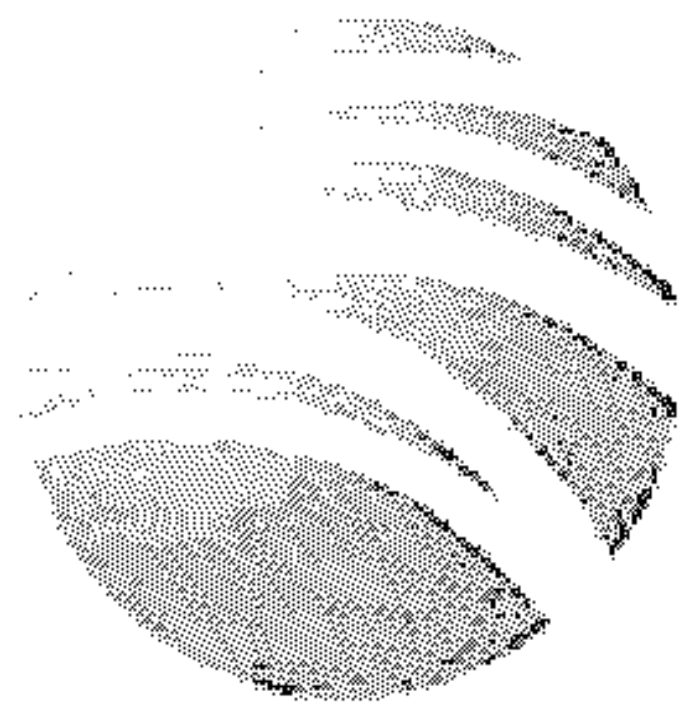




SUNBELT
TITLE AGENCY

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123431 2 PG(S)**

9/10/2026 1:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543356

Prepared by and Return to:

Dixie Roth
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750526-05775

Doc Stamp-Deed: \$13,125.00

[Space Above This Line For Recording Data]

This Warranty Deed

Made this **9th day of September, 2026** by **Tatyana Mullin, a married woman, individually and as Trustee of the Mullin Family Trust, dated December 11, 2014, joined by her spouse, Valerii Kliuikov, hereinafter called the Grantor, to Michael Bradley, A Married Man, whose post office address is: 21537 S Mattox Ln, Joliet, IL 60404, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Condominium Unit No. 18, of PORTOFINO ON THE BAY, A LAND CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, as recorded in Instrument No. 2001086551, as amended from time to time and as per Plat thereof recorded in Condominium Plat Book 35, Pages 3, 3A and 3B, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0126163018

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 fully 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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

[Signature]
Witness: (Signature)

Printed Name Tamara McManus

8181 S Tamiami Trl #B
Address

Sarasota, FL 34231
City, State, Zip

[Signature]
Witness: (Signature)

Printed Name Dixie L Roth

8181 S Tamiami Trl #B
Address

Sarasota, FL 34231
City, State, Zip

Mullin Family Trust, dated December 11, 2014

Tatyana Mullin, individually and as Trustee
By: Tatyana Mullin, individually and as Trustee

8091 Anthirium Loop
Sarasota, FL 34240

[Signature]
Valerii Kliuikov

8091 Anthirium Loop
Sarasota, FL 34240

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 4th day of September, 2026, by Tatyana Mullin, a married woman, individually and as Trustee of the Mullin Family Trust, dated December 11, 2014, and Valerii Kliuikov, who: [☐] is personally known to me or [☒] produced DLIC as identification.

[Signature]
NOTARY PUBLIC (signature)

Print Name: Dixie Roth
My Commission Expires:
Stamp/Seal:

