

9/14/2026 1:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3544647

This Instrument Prepared by and Return to:

Heather Jacobs

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20261269

Parcel ID: 0972-12-9707

Florida Documentary Stamps in the amount of \$105.00 have been paid hereon.

Doc Stamp-Deed: \$105.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **14th day of September, 2026** by

Volodymyr Pristatsky and Nadia Pristatsky, husband and wife,

whose post office address is 1285 Cushmore Road, Southampton, PA 18966,

herein called the Grantor, to

Chris Shotto, a married man,

whose post office address is 8391 Delong Avenue, North Port, FL 34291,

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 Grantor, for and in consideration of the sum of FIFTEEN THOUSAND AND 00/100 (**\$15,000.00**) 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, State of Florida, viz.:

Lot 7, Block 1297, 26th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 15, Page 3, of the Public Records of Sarasota County, Florida.

This is not the homestead of the Grantor nor contiguous to the homestead. The Grantor herein certifies that the property is vacant land and unimproved.

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, and 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Oksana Boyko
Signature

Oksana Boyko
Printed Name

16624 Lockhart Rd Philadelphia
Full Address PA 19116

Volodymyr Pristatsky
Volodymyr Pristatsky

Nadia Pristatsky
Nadia Pristatsky

Witness #2:

Veronika Andreashiv
Signature

Veronika Andreashiv
Printed Name

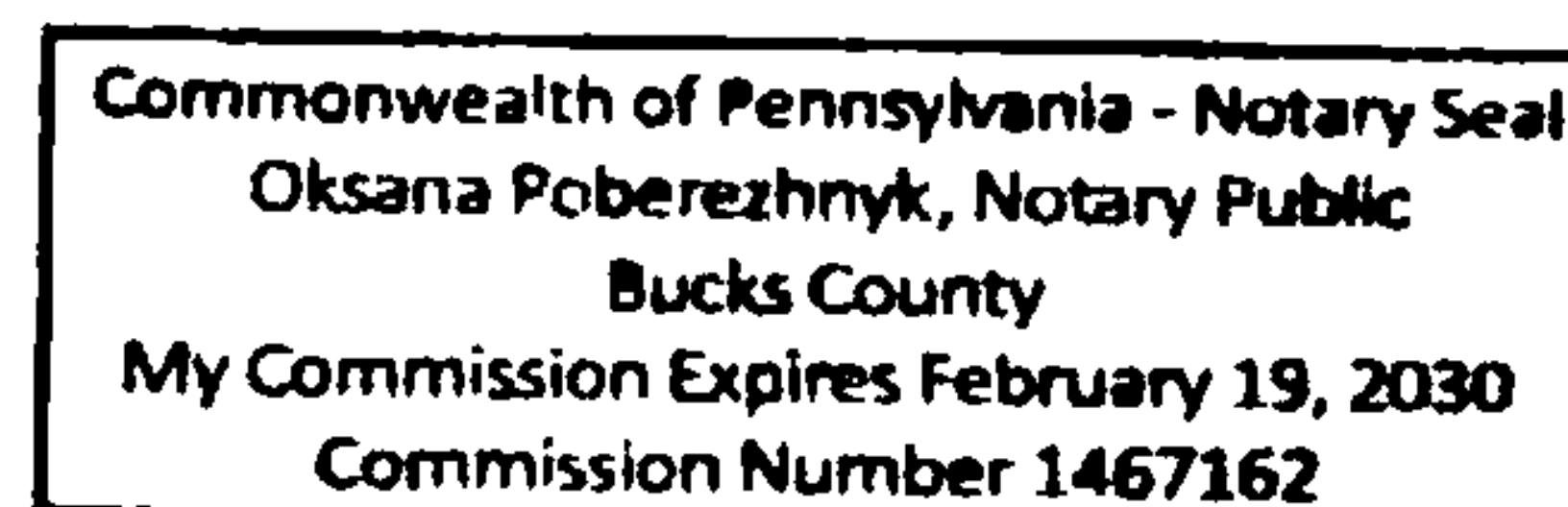
3625 Welsh Rd Apt C7 Willow Grove, 19080
Full Address PA

STATE OF Pennsylvania
COUNTY OF Bucks

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 10 day of September, 2026, by Volodymyr Pristatsky and Nadia Pristatsky, () who is/are personally known to me or (X) who has/have produced Driver License as identification.

Oksana Poberezhnyk
Signature of Notary Public

OKSANA POBEREZHNYYK
Print, Type/Stamp Name of Notary



My Commission Expires: February 19, 2030