

Prepared by/Return to:
Cemo Title Services, LLC
Mitzi Cemovich
767 Shamrock Boulevard
Venice, FL 34293
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544678

WARRANTY DEED

Doc Stamp-Deed: \$164.50

This Indenture, made on September 10, 2026 by ROMAN RUDNYK and IRYNA RUDNYK, husband and wife, whose post office address is: 4619 Libby Road, North Port, Florida 34287-7366, hereinafter called the GRANTOR, to SCOTT THOMAS GUNNELL and DANIELLE GUNNELL, husband and wife, whose post office address is: 2111 NW 30th Road, Boca Raton, Florida 33431, hereinafter called the GRANTEE:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that 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:

Lot 3, Block 1854, Thirty-Ninth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 14, of the Public Records of Sarasota County, Florida

Said Property is Vacant Land.

The property is NOT the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida.

Together with all 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, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

1st Witness Signature:

Printed Name:

Witness Address: 767 Shamrock Blvd, Venice, FL 34293

2nd Witness Signature:

Printed Name:

Witness Address: 767 Shamrock Blvd, Venice, FL 34293

ROMAN RUDNYK

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of September 2026, by ROMAN RUDNYK who has produced FLORIDA DL as identification.

[Notary Seal]



Stevan J. Mileusnic
Comm.: HH 368401
Expires: Mar. 2, 2027
Notary Public - State of Florida

Notary Public Signature

Warranty Deed

1st Witness Signature: _____

Printed Name: Colleen Jais

Witness Address: 767 Shamrock Blvd, Venice, FL 34293

2nd Witness Signature: _____

Printed Name: Stevan J Mileusnic

Witness Address: 767 Shamrock Blvd, Venice, FL 34293

IRYNA RUDNYK
IRYNA RUDNYK

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,
this 9 day of September 2026, by IRYNA RUDNYK who has produced FLORIDA DL as identification.

[Notary Seal]

Stevan J Mileusnic
Notary Public Signature



Stevan J. Mileusnic
Comm.: HH 368401
Expires: Mar. 2, 2027
Notary Public - State of Florida