

This instrument was prepared by/return to:  
Boris Peck and Tatyana Laukhtiger  
12608 Night View Dr, Sarasota, FL 34238

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026125314 3 PG(S)  
September 15, 2026 11 19 19 AM  
KAREN E RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed \$0 70



Parcel ID/Real Estate Number: 0163-06-0066

### WARRANTY DEED

THIS WARRANTY DEED is made to be effective this 15<sup>th</sup> day of September, 2026, by BORIS PECK, TATYANA LAUKHTIGER, husband and wife, and LIANA SOFIA ROKH, unmarried, whose mailing addresses are set forth below (collectively, the "GRANTORS"), to BORIS PECK, TATYANA LAUKHTIGER, husband and wife, LIANA SOFIA ROKH, unmarried, and ILONA PECK, unmarried, whose mailing addresses are set forth below (collectively, the "GRANTEES").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid by the Grantees to the Grantors, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold, aliened, remised, released, conveyed and confirmed unto the Grantees, their heirs and assigns forever, all that certain land situated in SARASOTA County, State of Florida, to wit:

Lot 66, of SORRENTO PHASE I, according to the Plat thereof, as recorded in Plat Book 55, Pages 106 through 119, inclusive, of the Public Records of Sarasota County, Florida.

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, with the Grantees holding title as joint tenants with rights of survivorship and not as tenants in common.

AND, the Grantors hereby covenant with the Grantees 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; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The property appraiser's parcel identification number is 0163-06-0066. For informational purposes, the property address is 15348 Isla Palma Lane, Nokomis, FL 34275.

IN WITNESS WHEREOF, the Grantors have signed and sealed this Warranty Deed on the date first written above.

**BORIS PECK**

12608 Night View Drive, Sarasota, FL 34275

Signed in the presence of:

Carla Darity

First Witness (Print Name)

8499 S. TAMiami TrL, SARASOTA, FL 34238

Dannette V Goldman

Second Witness (Print Name)

8499 S. TAMiami TrL, SARASOTA, FL 34238

Carla Darity

First Witness Signature

Dannette V Goldman

Second Witness Signature

T. Haydel

TATYANA LAUKHTIGER

12608 Night View Drive, Sarasota, FL 34275

Signed in the presence of:

Carla Darity

First Witness (Print Name)

Dannette V Goldman

Second Witness (Print Name)

Carla Darity

First Witness Signature

Dannette V Goldman

Second Witness Signature

Liana

LIANA SOFIA ROKH

26 Rand St, #1, Malden, MA 02148

Signed in the presence of:

CAYLA SCHUVAL

First Witness (Print Name)

Natalie Makedonsky

Second Witness (Print Name)

Cayla S.

First Witness Signature

Natalie Makedonsky

Second Witness Signature

ACKNOWLEDGMENT — BORIS PECK AND TATYANA LAUKHTIGER

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of September, 2026, by Boris Peck and Tatyana Laukhtiger, who are personally known to me or who have produced Drivers License as identification



Signature of Notary Public

(NOTARY SEAL)

Dannielle V Goldman

Print Name



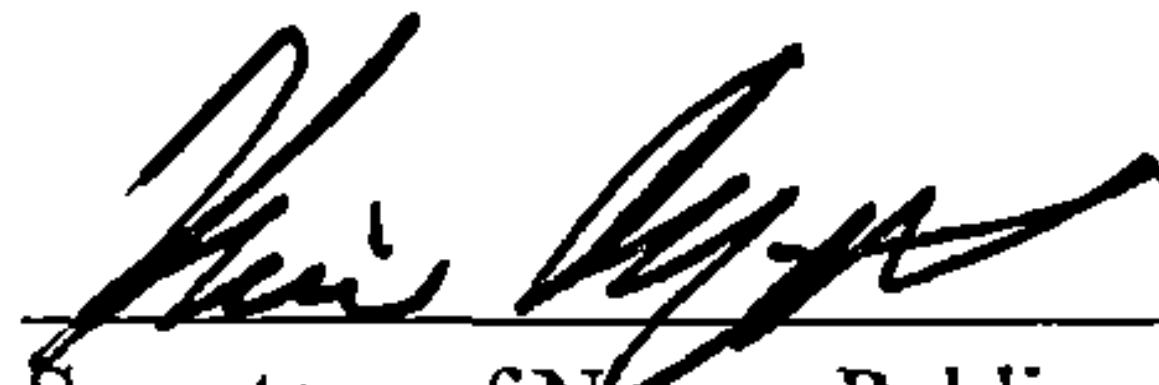
Commission No. HH 802822

My Commission Expires June 30, 2030

ACKNOWLEDGMENT — LIANA SOFIA ROKH

STATE OF MASSACHUSETTS  
COUNTY OF SUFFOLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of September, 2026, by Liana Sofia Rokh, who is personally known to me or who has produced MA DL as identification.

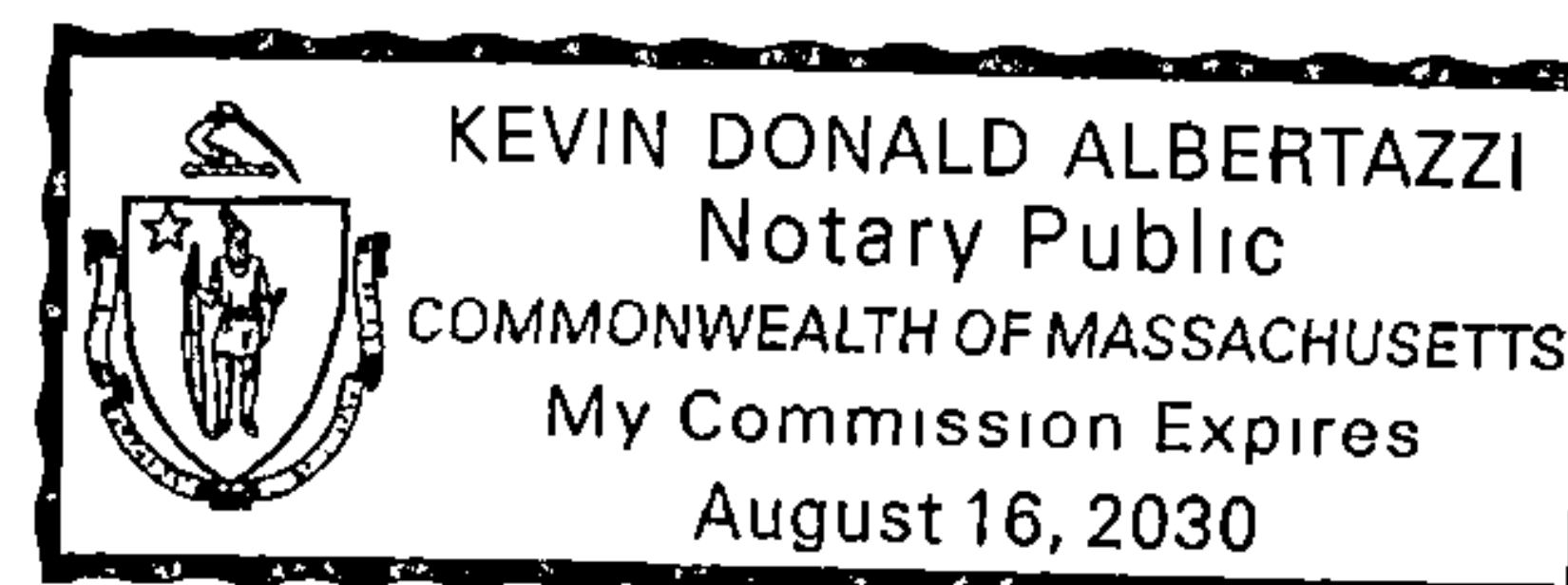


Signature of Notary Public

(NOTARY SEAL)

KEVIN ALBERTAZZI

Print Name



Commission No. N/A

My Commission Expires 08/16/2030

GRANTEE MAILING ADDRESSES

| Grantee                     | Mailing Address                             |
|-----------------------------|---------------------------------------------|
| ILONA PECK, unmarried       | 15348 Isla Palma Lane, Nokomis, FL 34275    |
| BORIS PECK, husband         | 12608 Night View Drive, Sarasota, FL 342348 |
| TATYANA LAUKHTIGER, wife    | 12608 Night View Drive, Sarasota, FL 342348 |
| LIANA SOFIA ROKH, unmarried | 26 Rand St, #1, Malden, MA 02148            |