

9/15/2026 2:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545306



Prepared by and Return to:
Ranee Polis, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

Doc Stamp-Deed: \$175.00

File No.: 269579-95

WARRANTY DEED

This indenture made on ^{15 SD} ~~September 25~~, 2026 by **Sergey A. Zakharchenko, a married man**, whose address is: 2374 Bennett Ln, North Port, FL 34288 hereinafter called the "grantor", to **Tara Shea, a single woman**, whose address is: 8333 Atmore Ave, North Port, FL 34287, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the 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**, to-wit:

Lot 24, Block 1705, THIRTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 16, Page(s) 3, 3A through 3M, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0973170524

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Sergey A Zakharchenko
Sergey A. Zakharchenko

Signed, sealed and delivered in our presence:

Dineshwar Lall
1st Witness Signature

Rabina Lall
2nd Witness Signature

Print Name: Dineshwar Lall

Print Name: Rabina Lall

Address: 22434 Peachland Blvd
Port Charlotte, FL 33954

Address: 22434 Peachland Blvd
Port Charlotte, FL 33954

State of Florida

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (✓) online notarization on September 14, 2026, by **Sergey A. Zakharchenko**, who () is/are personally known to me or who (✓) produced a valid drivers license as identification.

Dineshwar Lall
Notary Public Signature

Printed Name: **Dineshwar Lall**

(NOTARY SEAL)

My Commission Expires: **06/28/2028**

Notarized online using audio-video communication technology

