

9/16/2026 12:50 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3545692

Doc Stamp-Deed: \$1,680.00

Prepared by and Return To:
Catherine Thompson
Majesty Title Services, a division of LandCastle Title
Group, LLC
915 Oakfield Drive, Suite B, Brandon, FL 33511

Order No.: BN052608008

APN/Parcel ID(s): 1003007910

WARRANTY DEED

THIS WARRANTY DEED dated September 15, 2026, by Sofiya Fenstergeim, A/K/A Sofya Fenstergeim, a married woman, Individually and as Trustee of the Sofiya Fenstergeim Revocable Living Trust dated February 23, 2022, hereinafter called the grantor, to A Scratchless Finish LLC DBA Fish On Charters, an Ohio Limited Liability Company, whose post office address is 1335 Milstone Drive, Marysville, OH 43040, 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 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 the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 10, Block 79, Fourth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 32, 32A through 32H, inclusive, of the Public Records of Sarasota County, Florida.

The property described herein is not now, nor has it ever been the primary residence/homestead property of the Grantor(s) or the Grantor's spouse or dependent child, if any. Further, the property is not contiguous to persons' homestead.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 31, 2025.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Ruth E. Winnie
Witness Signature

Ruth E. Winnie
Print Name

Address: 8 Nimitz St,
Townsend, NY 14150

Julia Marie Winnie
Witness Signature

Julia Marie Winnie
Print Name

Address: 8 Nimitz St,
Townsend, NY 14150

Sofiya Fenstergeim Revocable Living Trust dated February 23, 2022

BY: [Signature]
Sofiya Fenstergeim, A/K/A Sofiya Fenstergeim,
Individually and as Trustee

Address: 7 Townsgate drive, 606, On, L4j 7z9 Canada

State of New York
County of ~~Erie~~ Madison I.N.Y.

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 8th day of September 2026 by Sofiya Fenstergeim, Individually and as Trustee of the Sofiya Fenstergeim Revocable Living Trust dated February 23, 2022 who has produced Passport Photo as identification and who executed the foregoing instrument and she acknowledged that she executed the same.

Julia Marie Winnie
NOTARY PUBLIC
My Commission Expires: 09/04/2030

