

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026126255 2 PG(S)

9/16/2026 2:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545859



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

Doc Stamp-Deed: \$3,115.00

File No.: 269801-95

WARRANTY DEED

This indenture made on **September 16, 2026** by **2588 Colorado Street, LLC, a Florida Limited Liability Company**, whose address is: 111 S Pineapple Ave #518, Sarasota, FL 34236 hereinafter called the "grantor", to **Bohdan Denysyuk, a married man**, whose address is: 6 Cottage Ln, Marlboro, NJ 07746, 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 6, Block "C", RINGLING PARK, according to the Plat thereof, recorded in Plat Book 6, Page(s) 10 and 10A, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 2029070001

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.

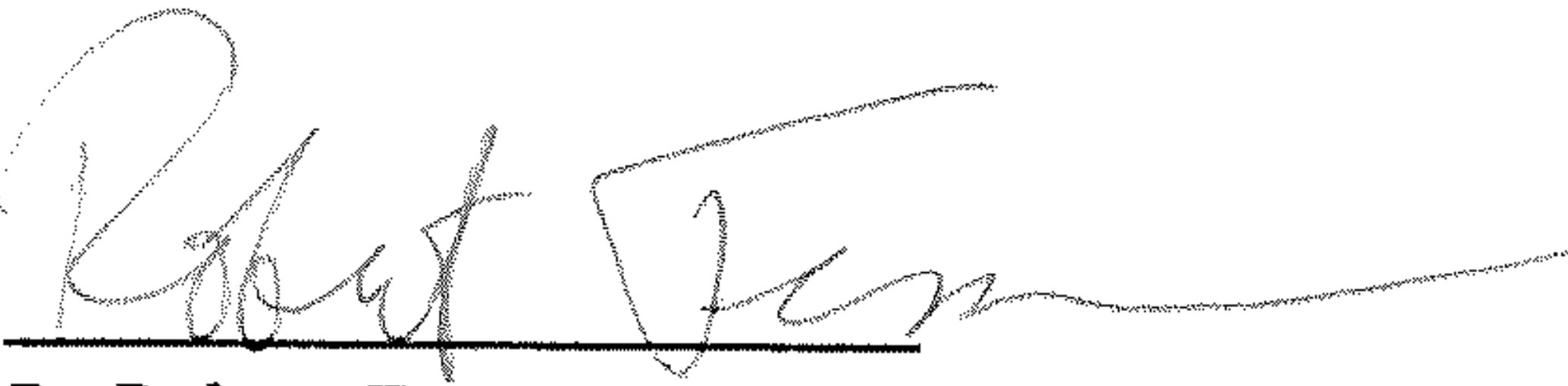
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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.

2588 Colorado Street, LLC, a Florida Limited Liability Company


By Robert Tepperman, Managing Member

Signed, sealed and delivered in our presence:


1st Witness Signature

Print Name: SHEILA KOUDELKA

Address: 4 W. Buffalo Street
New Buffalo, MI 49117

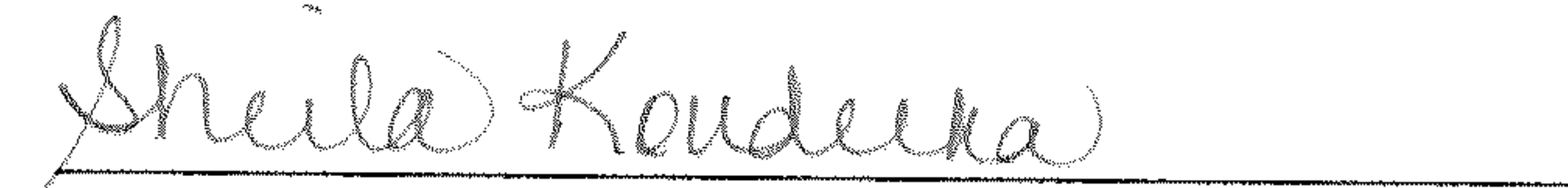
State of Michigan
County of Berrien


2nd Witness Signature

Print Name: Camille Goethals

Address: 4 W. Buffalo Street
New Buffalo, MI 49117

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on September 15, 2026, by **Robert Tepperman, Managing Member of 2588 Colorado Street, LLC, a Florida Limited Liability Company**, who (☐) is/are personally known to me or who (☒) produced a valid Florida D/L as identification.


Notary Public Signature
Printed Name: SHEILA KOUDELKA
My Commission Expires: 9/11/2027

(NOTARY SEAL)

