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Prepared by and return to:

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File No 4696-26-204

Parcel Identification No. 1120157027

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INSTRUMENT # 2026126987 2 PG(S)
September 17, 2026 04:16:53 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$210.00



WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 14th day of September, 2026 between Ivan Bereznyov, Jr., a married man, whose post office address is 4004 108th Avenue East, Edgewood, WA 98372, of the County of Pierce, State of Washington, Grantor, to Jason A. Rubin and Ashley L. Rubin, husband and wife, whose post office address is 1801 Johannesburg Road, North Port, FL 34288, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 27, Block 1570, Thirty-Second Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 16, 16A through 16E, of the Public Records of Sarasota County, Florida.

The subject property is vacant land and not the homestead property or contiguous to the homestead property of the grantor whose homestead address is 4004 108th Avenue East, Edgewood, WA 98372.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature
Printed Name: Armen Galustyan

[Signature]
Ivan Bereznyov, Jr.

Address: 975 Aberdeen Avenue
Apt # 6204 Renton WA 98056

[Signature]
2nd Witness Signature
Printed Name: Kathy Brady
Address: 3815 S. Othello St Ste #
100 Seattle WA 98118

STATE OF WASHINGTON
COUNTY OF King

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 09 day of September, 2026, by Ivan Bereznyov, Jr., ☐ who is/are personally known to me or ☒ who has/have produced WA Driver License WDL38R2B755B as identification.

[Signature]
Signature of Notary Public
Printed Name: Eden Asgelete
My Commission Expires: 02/01/2028

[Notary Seal]

EDEN ASGELETE
NOTARY PUBLIC
STATE OF WASHINGTON
LICENSE # 24012815
COMMISSION EXPIRES: 02/01/2028
[Signature]