

9/18/2026 11:41 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546827

Prepared by and return to:

William A. Dooley, Esq.
William A. Dooley, P.A.
2042 Bee Ridge Road
Sarasota, FL 34239
941-556-7200
File Number: 3136-001

Doc Stamp-Deed: \$2,212.00

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Warranty Deed

This Warranty Deed made this 18th day of September, 2026 between Tri-Way Development Corp., a Florida corporation whose post office address is 4127 Bee Ridge Road, Sarasota, FL 34233, grantor, and Denys Petrashkan, a single man whose post office address is 7087 Brentford Road, Sarasota, FL 34241, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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:

THE WESTERLY 58 FEET 1 INCH OF LOT 1524, UNIT 17, LAKE SARASOTA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 23, ET SEQ., PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 0259030165

Subject to easements, restrictions and reservations of record.

THE ABOVE PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY FO THE GRANTOR NOR IS IT CONTIGUOUS THERETO

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.

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**.

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:

Barbara J. Prinz
Witness Name: Barbara J. Prinz
Witness Address : 2042 Bee Ridge Road
Sarasota, FL 34239

Shelby L. Hochstetler
Witness Name: Shelby L. Hochstetler
Witness Address : 2042 Bee Ridge Road
Sarasota, FL 34239

Tri-Way Development Corp., a Florida corporation

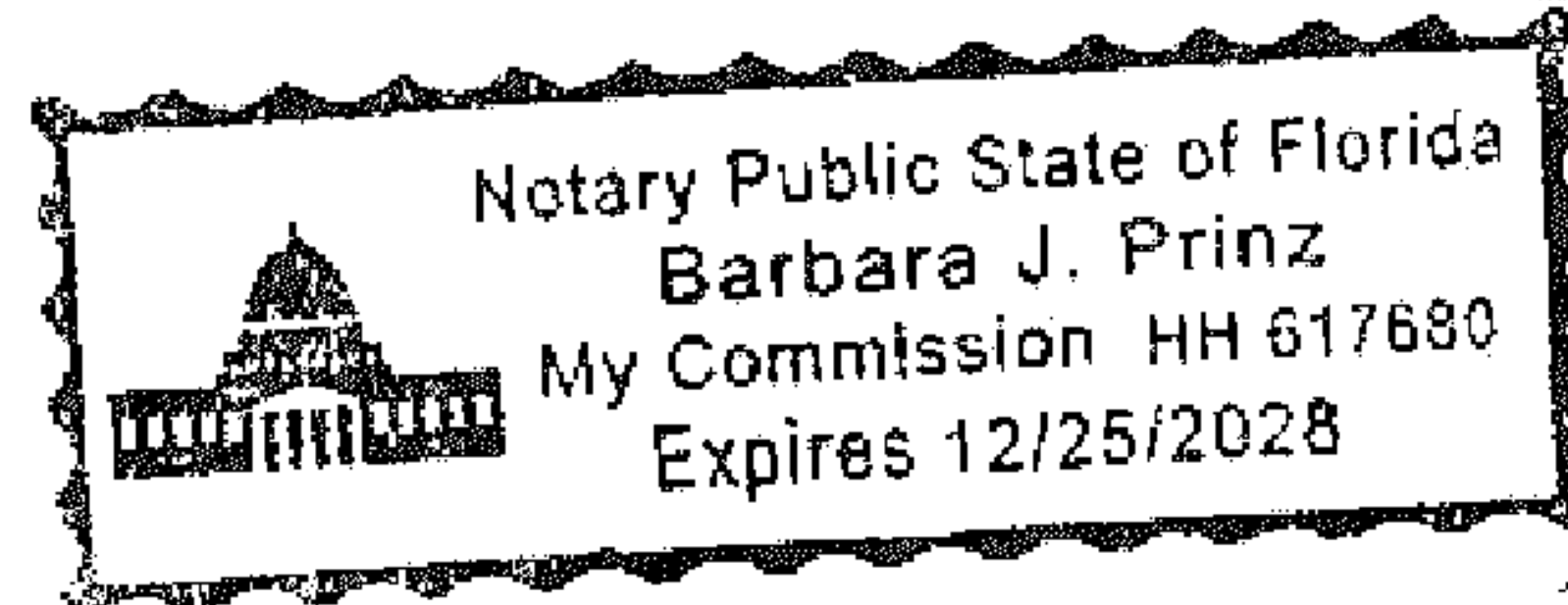
By: Brenda L. Perron
Brenda L. Perron, President

(Corporate Seal)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of September, 2026 by Brenda L. Perron, President of Tri-Way Development Corp., a Florida corporation, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Barbara J. Prinz
Notary Public

Printed Name: _____

My Commission Expires: _____