

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026127340 2 PG(S)**

9/18/2026 11:45 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546838

Prepared by and Return to:  
Amanda Crane  
Suncoast One Title & Closings, Inc.  
4351 Aidan Lane  
North Port, FL 34287

**Doc Stamp-Deed: \$2,100.00**

File No.: NP-2026-3199  
Parcel ID Number: 0974-18-0330

[Space Above This Line For Recording Data]

**WARRANTY DEED**

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

**This indenture made the 17th day of September, 2026 between Vasiliy Bulla, a married man, whose post office address is 114 Shore Road, Nokomis, FL 34275, of the County of Sarasota, State of Florida, Grantor, to Marc Aurel Desir, an unmarried man, whose post office address is 2174 Brubeck Road, North Port, FL 34287, 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, Florida, to-wit:

**Lot 30, of Block 1803, Thirty-Seventh Addition to Port Charlotte Subdivision, a subdivision, according to the Plat thereof, as recorded in Plat Book 16, Page(s) 4, of the Public Records of Sarasota County, Florida.**

**Grantor** hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

**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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants 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:*

WITNESS 1 SIGNATURE

PRINT NAME: Amanda Crane

Vasily Bulla

WITNESS 1 ADDRESS:

4351 Aidan Lane

North Port, FL 34287

WITNESS 2 SIGNATURE

PRINT NAME: Eddisse Turner

WITNESS 2 ADDRESS:

4351 Aidan Lane

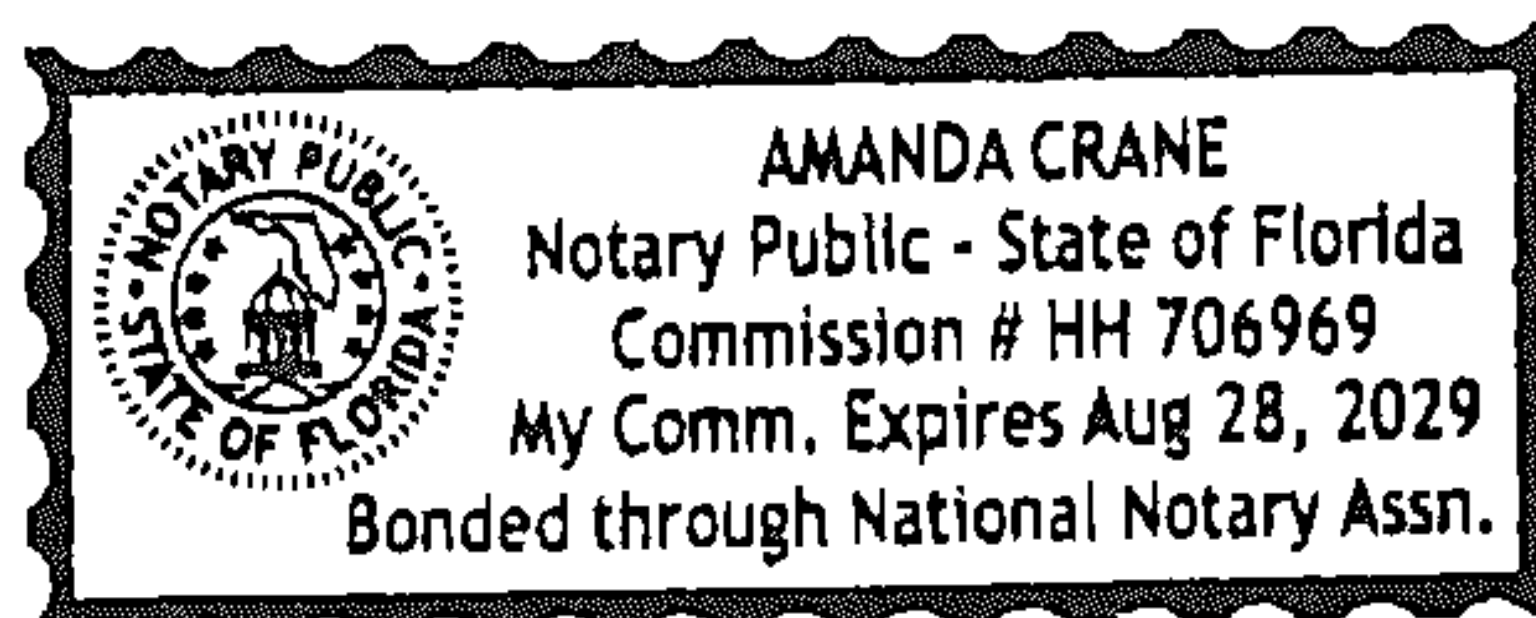
North Port, FL 34287

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 4 day of September, 2026, by Vasily Bulla, (☐) who is/are personally known to me or (☒) who has/have produced Drivers License as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary



(NOTARY SEAL)