

**RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547840

Doc Stamp-Deed: \$10.50

Prepared by and return to:

Harry W. Haskins

Haskins Law, LLC

3400 South Tamiami Trail

201

Sarasota, FL 34239

File No 2026-207

Parcel Identification No 0970-06-4631

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 18th day of September, 2026 between Janice J. Slingerland, an unmarried woman, whose post office address is 5 Amersterdam Ave, Gleumont, NY 12047, Grantor, to Yuriy Gederevich, whose post office address is 2635 Zuber Lane, North Port, FL 35286, 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 31, Block 646, 14TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof recorded in Plat Book 13, Page 13, of the Public Records of Sarasota County, 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 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:

Janice J. Slingerland
Janice J. Slingerland

Leslie Tomblin
WITNESS
PRINT NAME: Leslie Tomblin

5 Riverside Ave, Apt 1
Russelaer, NY 12144
WITNESS 1 ADDRESS

Adam M. New
WITNESS
PRINT NAME: Adam M. New

795 Waldens Pond Rd
Albany NY 12203
WITNESS 2 ADDRESS

STATE OF NEW YORK
COUNTY OF Albany

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of September, 2026, by Janice J. Slingerland, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Brittany A Hedderman Giordano
Signature of Notary Public

Brittany A Hedderman Giordano
Print, Type/Stamp Name of Notary

