

9/23/2026 2:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548398

Doc Stamp-Deed: \$994.00

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

File No.: PC-2026-6366
Parcel ID Number: 0814-01-0320

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 23rd day of September, 2026 between John C. Southworth and Sheri L. Southworth, husband and wife, whose post office address is **3525 Froude Street, North Port, FL 34286**, of the County of Sarasota, State of Florida, Grantors, to **Anatoliy Zalutskiy and Larisa Zalutskiy, husband and wife**, whose post office address is **300 Southland Road, Venice, FL 34293**, of the County of Sarasota, State of Florida, Grantees:

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

Lot 32, Myakka Country, according to the plat thereof, as recorded in Plat Book 28, Page(s) 16, 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1 SIGNATURE
PRINT NAME: Jessica Perrault

WITNESS 1 ADDRESS:
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

WITNESS 2 SIGNATURE
PRINT NAME: Alisha McKinney

WITNESS 2 ADDRESS:
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

John C. Southworth
Sheri L. Southworth

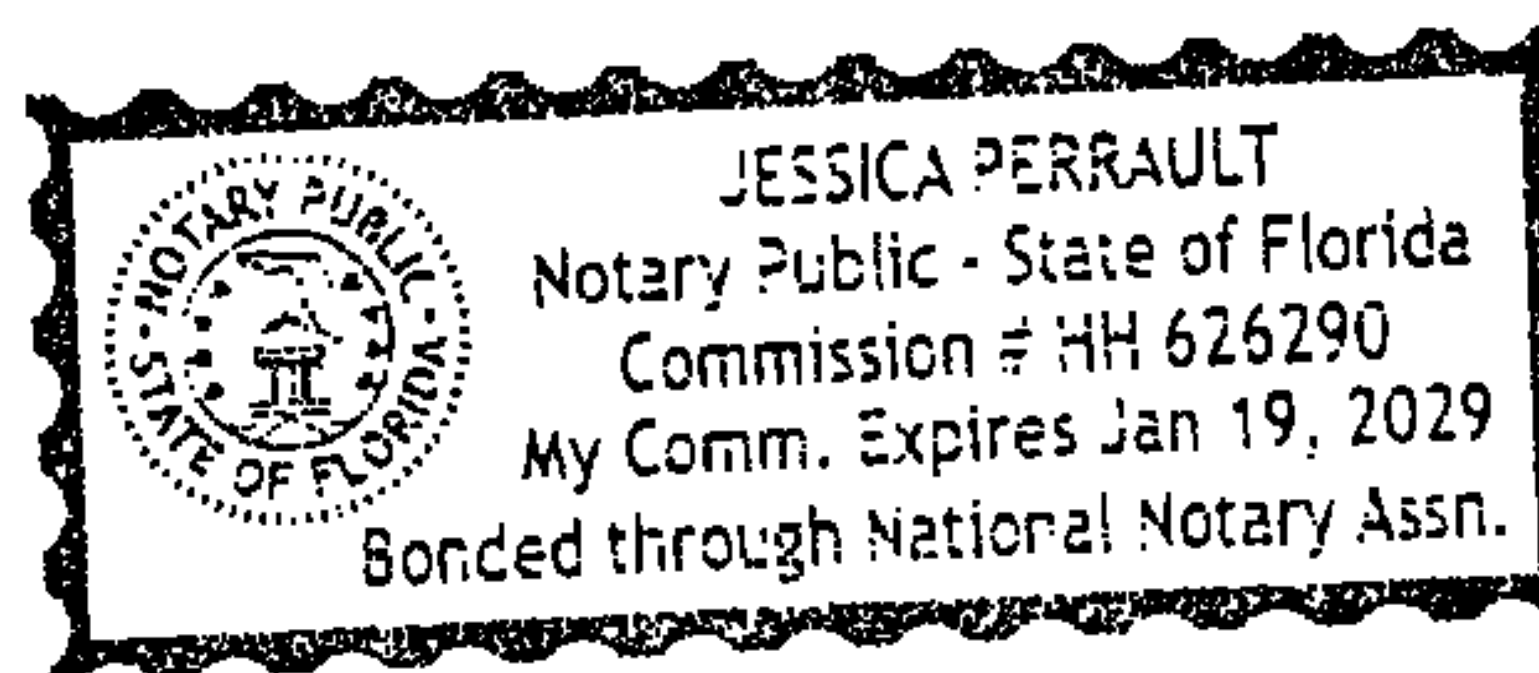
STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of September, 2026, by John C. Southworth and Sheri L. Southworth, ☐ who is/are personally known to me or ☒ who has/have produced Drivers License as identification.

Signature of Notary Public

Jessica Perrault

Print, Type/Stamp Name of Notary



(NOTARY SEAL)