

3/26/2026 4:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472139

Prepared by and return to:

Richard D. Saba  
Attorney at Law  
Richard D. Saba, P.A.  
2033 Main Street, Suite 400  
Sarasota, FL 34237  
941-952-0990  
Consideration Paid: \$ .70

Doc Stamp-Deed: \$0.70

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## Special Warranty Deed

**This Special Warranty Deed** made this 26th day of March, 2026 between ADJ Texas Property, Inc., a Texas corporation, whose post office address is 2068 Piper Lane, London, Ontario N6H 2S4 CANADA , grantor, and ADJ Suncoast, LLC, a Florida limited liability company, whose post office address is 2068 Piper Lane, London, Ontario N6H 2S4 CANADA, 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, situated, lying and being in Sarasota County, Florida to-wit:

Lots 1, 2 and 3, REGENT COURT, a subdivision, as per the plat thereof recorded in Plat Book 35, Page 42, Public Records of Sarasota County, Florida.

Parcel Number: 0010130002

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**NOTE TO CLERK:** This is a transfer for minimal consideration and there is no mortgage encumbering the transferred property. The beneficial interests/ownership interests of Grantor and Grantee are identical, therefore, there is no change in beneficial interest and only minimum documentary stamp taxes are due (Crescent Miami Center, LLC v. Dept of Revenue).

**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 claiming by, through or under grantor.

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]  
Witness Signature  
Printed Name: Patricia S. Clarke  
Address: 2033 Main St #400  
Sarasota FL 34237

ADJ Texas Property, Inc.,  
a Texas corporation

By: [Signature]  
Andrew Charabin, Director

[Signature]  
Witness Signature  
Printed Name: RICHARD D. SABA  
Address: 2033 Main St #400  
Sarasota FL 34237

COUNTRY OF ~~CANADA~~  
PROVINCE OF ~~\_\_\_\_\_~~  
STATE OF Florida  
County of SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26 day of February, 2026 by **Andrew Charabin, Director of ADJ Texas Property, Inc., a Texas corporation** on behalf of said corporation, who  is personally known or who  has produced a driver's license as identification.

MARKH

[Seal]

[Signature]  
Notary Public  
Print Name: Patricia S. Clarke  
My Commission Expires: April 12, 2028

