

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026039834 2 PG(S)**

3/27/2026 12:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472409

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Doc Stamp-Deed: \$1,820.00

File No.: 2026-02-4322

Parcel ID Number: 0066031003

WARRANTY DEED

This **WARRANTY DEED**, made March 27, 2026, by **ROGER A. HAZARD, AN UNMARRIED MAN, AND MATTHEW C. JACOBS, AN UNMARRIED MAN**, whose address is 5618 Monte Rosso Road, Sarasota, FL 34243 (the "Grantor"), to **IRAJ YAZDANI AND AZITA YAZDANI, HUSBAND AND WIFE**, whose address is 4619 Capay Drive, Unit 4, San Jose, CA 95118 (the "Grantee"):

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of **TWO HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$260,000.00)** and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota County**, Florida, to-wit:

Unit 3, CENTER GATE VILLAGE CONDOMINIUM, SECTION ONE, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1254, Page 1844, as thereafter amended, and as per Plat thereof recorded in Condominium Book 11, Page 16, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Signature
Witness Printed Name Michael Pietron
Witness #1 Address 11915 Richmond Trl
Parrish, FL 34219

[Signature]
Roger A Hazard

[Signature]
Signature
Witness Printed Name Jessica Dullum
Witness #2 Address 5218 Paylor Lane
Sarasota, FL 34240

[Signature]
Matthew C. Jacobs

State of FL
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on 24th day of March, 2026, by Roger A. Hazard and Matthew C. Jacobs, who is/are personally known to me or who has/have produced FL DL as identification.

[Signature]

Notary Public
Print Name: _____
My Commission Expires: _____

