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INSTRUMENT # 2026041049 2 PG(S)

3/30/2026 3:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473428

Prepared by and Return to:

Sandra Cruz

MSC Title, Inc.

1605 Main Street, Suite 101, Sarasota, FL 34236

File No. 2026-269-SXC

Sales Price: Price: \$1,640,000.00

Doc Stamp-Deed: \$11,480.00

General Warranty Deed

Made this 27th day of March, 2026 By **Rajvi Berry, a married woman**, whose address is: 2305 Washington St # 301 San Francisco, CA 94115, hereinafter called the grantor, to **Nicolay Mirchef and Elena Mirchef, husband and wife, as tenants by the entirety**, whose post office address is: 7 Enclave South Barrington, IL 60010, hereinafter called 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)

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, 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, viz:

Unit 1809, Bayso Sarasota Condominium, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2023161258, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **2009163140**

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 taxes accruing subsequent to December 31, 2025.

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

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Dorothy Michel

Witness Signature above:

Witness print name below:

Dorothy Michel

Witness Address:

610 Uptown Blvd #4100 Cedar Hill TX 75104

Rajvi Berry

Rajvi Berry

2305 Washington St., Apt 301, San Francisco, CA
94115

Rashel Calixte

Witness Signature above:

Witness print name below:

Rashel Calixte

Witness Address:

800 NE 195th st APT 205, Miami Florida, 33179

STATE OF Texas
COUNTY OF Bowie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of March, 2026, by Rajvi Berry, who is/are personally known to me or who has/have produced DRIVER LICENSE as identification.

Stephanie Dunbar

Signature of Notary Public

Stephanie Dunbar

Print, Type/Stamp Name of Notary

