

3/30/2026 3:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473472

Doc Stamp-Deed: \$8,575.00

Prepared by and Recording requested by:  
John Wickman  
Wickman Law Group PLLC  
46 North Washington Boulevard  
Ste. 15  
Sarasota, FL 34236

File Number: WLG-4582.1Y  
Consideration: \$1,225,000.00

## Warranty Deed

(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of March 30, 2026 **Chander Badani Mata LLC., an Illinois Limited Liability Company**, (henceforth referred to as “Grantor”) of **1455 Bedford Road, Hoffman Estates, IL 60169**, for consideration paid, grant to **Kurt C. Krafka**, (henceforth referred to as “Grantee”) of **140 Meadow Brook, Springboro, OH 45066**, with **WARRANTY COVENANTS**:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Unit 407, Horizons West, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 665, Page 59, and amendments thereto, and as per plat thereof recorded in Condominium Book 2, Page 15, and amendments thereto of the Public Records of Sarasota County, Florida.

**Parcel ID 0106031078**

Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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 taxes accruing subsequent to **December 31, 2025**.

(Signature and notary page to follow)

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, **Grantor**, has/have hereunto set his/her/their hand(s) and seal(s) this \_\_\_\_\_ day of March, 2026.

Chander Badani Mata LLC., an Illinois Limited Liability Company

By: [Signature]  
Jagmohan Jayara, Manager

[Signature]  
Witness 1 Signature

John E. Wickman  
Witness 1 Printed Name: 46 N Washington Blvd #15  
Sarasota, FL 34236

Witness 1 Address:

[Signature]  
Witness 2 Signature  
Brian J Partie Jr PA  
Witness 2 Printed Name:

22 S Links Ave Suite 201 Sarasota, FL 34236  
Witness 2 Address:

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27 day of March, 2026, by Jagmohan Jayara, Manager of Chander Badani Mata LLC., a IL Limited Liability Company, on behalf of the company,  who is/are personally known to me or  who has/have produced FL DL as identification.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

