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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476561

Prepared By:

PGP Title of Florida, Inc., dba PGP Title
Attn: Marcy Kucaba
24311 Walden Center Drive, Suite 203
Bonita Springs, FL 34134

Doc Stamp-Deed: \$4,357.50

Return To:

PGP Branch Support Center

9111 Cypress Waters Blvd., Suite 200, Mail Code: BSC
Coppell, TX 75019

File No.: FL-361316

Property Appraiser's Parcel I.D. (folio) No.:
0386120106

WARRANTY DEED

THIS WARRANTY DEED to be effective April 3, 2026, by Pulte Home Company, LLC, a Michigan limited liability company, having a mailing address of 24311 Walden Center Drive, Suite 300, Bonita Springs, FL 34134 (the "Grantor"), to Vicken Ishkhanian, an unmarried man, having a mailing address of 345 N Branch Rd, Glenview, IL 60025 (the "Grantee").

(Which terms "Grantor" and "Grantee" shall include singular and plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other valuable consideration, receipt and sufficiency which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed, and confirmed unto the Grantee, the following described land situated in County of Sarasota, State of Florida, to-wit:

Lot 106, LEGACY GROVES PHASE 1, according to the plat thereof, as recorded in Plat Book 57, Page(s) 271 through 276, Public Records of Sarasota County, Florida.

Subject to restrictive covenants, conditions, easements, and reservations as of record.

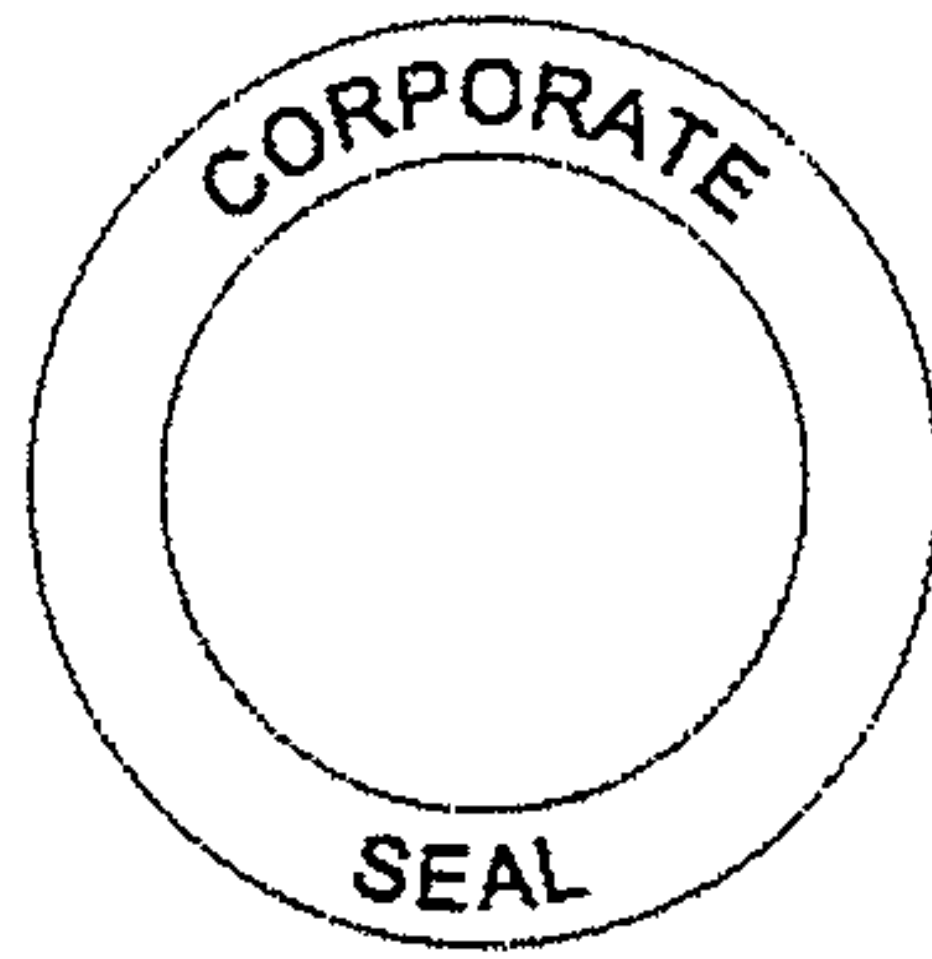
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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: 2025

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 3-20, 2026.

(CORPORATE SEAL)



BY: [Signature]
Pulte Home Company, LLC, a Michigan limited liability company
Kelly Arel

Printed Name

Closing/Homebuyer Coordinator
Title

STATE OF Florida)
COUNTY OF Lee)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3-20, 2026 by

Kelly Arel

Closing/Homebuyer Coordinator of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the limited liability company. He/she is personally known to me or produced as identification.

[Signature]
Notary Public **Sandra Tapia**

Printed Name

My Commission Expires:

(SEAL)

Signed, and sealed and delivered in presence of:

[Signature]
Witness Signature

Sandra Tapia

Printed Name and Address of First Witness
24311 Walden Center Drive Suite # 203
Bonita Springs, FL 34134

[Signature]
Witness Signature

Kathy Oxford

Printed Name and Address of Second Witness
24311 Walden Center Drive Suite # 7B
Bonita Springs, FL 34134

