



Prepared by and return to:
 Elizabeth A Wexler
 Pinnacle Law Group, P.A.
 1330 Main Street, 2nd Floor
 Suite 6
 Sarasota, FL 34236
 (941) 957-9500

File No 2026-125
 Consideration 375,000.00
 Parcel Identification No 2027-14-4006

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 2026047273 2 PG(S)

4/10/2026 10:53 AM
 KAREN E. RUSHING
 CLERK OF THE CIRCUIT COURT
 SARASOTA COUNTY, FLORIDA
 SIMPLIFILE Receipt # 3478561

Doc Stamp-Deed: \$2,625.00

[Space Above This Line For Recording Data]

WARRANTY DEED
 (STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 9th day of April, 2026 between Seta Tchekmedyian and Nerses S. Tchekmedyian, wife and husband, whose post office address is 4642 Oceanridge Drive, Huntington Beach, CA 92649, of the County of Orange, California, Grantor, to Michael Carrillo and Janice Carrillo, husband and wife, whose post office address is 7726 SW 36th Ave, Gainesville, FL 32608, of the County of Alachua, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$375,000.00) 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, situate, lying and being in Sarasota County, Florida, to-wit:

Unit 6, Burns Court Enclave, a Condominium f/k/a Lana Condominium, according to the Amended and Restated Declaration of Condominium thereof, recorded in Official Records Instrument No. 2005189181, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in common elements.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Seta Tchekmedyian
Seta Tchekmedyian

Nerses S. Tchekmedyian
Nerses S. Tchekmedyian

1877 N. 222nd ST
TORRANCE, CA 90501
WITNESS 1 ADDRESS

1327 W. 9th. Street #3
SAN PEDRO, CA. 90732
WITNESS 2 ADDRESS

Jesse J. Henriksen
WITNESS
PRINT NAME: Jesse J. Henriksen

Angelita Pagán
WITNESS
PRINT NAME: Angelita Pagán

STATE OF FLORIDA ~~CALIFORNIA~~
COUNTY OF ~~SARASOTA~~ ORANGE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of April, 2026, by Seta Tchekmedyian and Nerses S. Tchekmedyian, who is/are personally known to me or who has/have produced CAL. DRIVER LICENSE as identification.

Jesse J. Henriksen
Signature of Notary Public
Jesse J. Henriksen
Print, Type/Stamp Name of Notary

