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4/15/2026 1:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480763

Prepared By and Return To:

Susan Breck
Knight Barry Title Solutions Inc.
692 W. Montrose Street, Suite A
Clermont, FL 34711

Doc Stamp-Deed: \$1,925.00

Order No.: 2388050

Property Appraiser's Parcel I.D. (folio) Number:
0407131014

WARRANTY DEED

THIS WARRANTY DEED dated this the 15th day of April, 2026, by 244 Tampa Ave LLC., a Florida limited liability company, existing under the laws of Florida, and having its principal place of business at 181 Stanford Road, Venice, FL 34293 (the "Grantor"), to Patriotic Real Estate LLC, a Florida limited liability company, whose post office address is 916 The Rialto, Venice, FL 34285 (the "Grantee").

(Wherever used herein the terms "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 Seventy-Five Thousand And No/100 Dollars (\$275,000.00) 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 situated in County of Sarasota, State of Florida, viz:

Unit 14A, THE VENICE CENTRE, Phase 1, a Condominium, according to the Declaration of Condominium thereof recorded in OR. Book 1044, Pages 429 through 495, as amended, and as per Plat thereof recorded in Condominium Book 8, Pages 1, 1A through ID, of the Public Records of Sarasota County, Florida.

TOGETHER WITH an undivided 1/63rd interest in and to the land in that certain 99 year Lease as recorded in Official Records Book 1044, Page 472, of the Public Records of Sarasota County, Florida.

The subject property is not the homestead of the Grantor, nor is it the homestead of his/her spouse, and the subject property is not contiguous to the homestead of the Grantors or his/her spouse.

Subject to easements, restrictions, reservations and limitations of record, 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: 12/31/2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Susan Breck
Witness Signature

Susan Breck
Printed Name of First Witness

692 W. Montrose Street, Suite A,
Clermont, FL 34711
Address of First Witness

244 Tampa Ave LLC.
Eddie Raphael Nakache
BY: _____
Eddie Raphael Nakache
Manager

Grantor Address:
181 Stanford Road
Venice, FL 34293

Constance Marie Gibson
Witness Signature

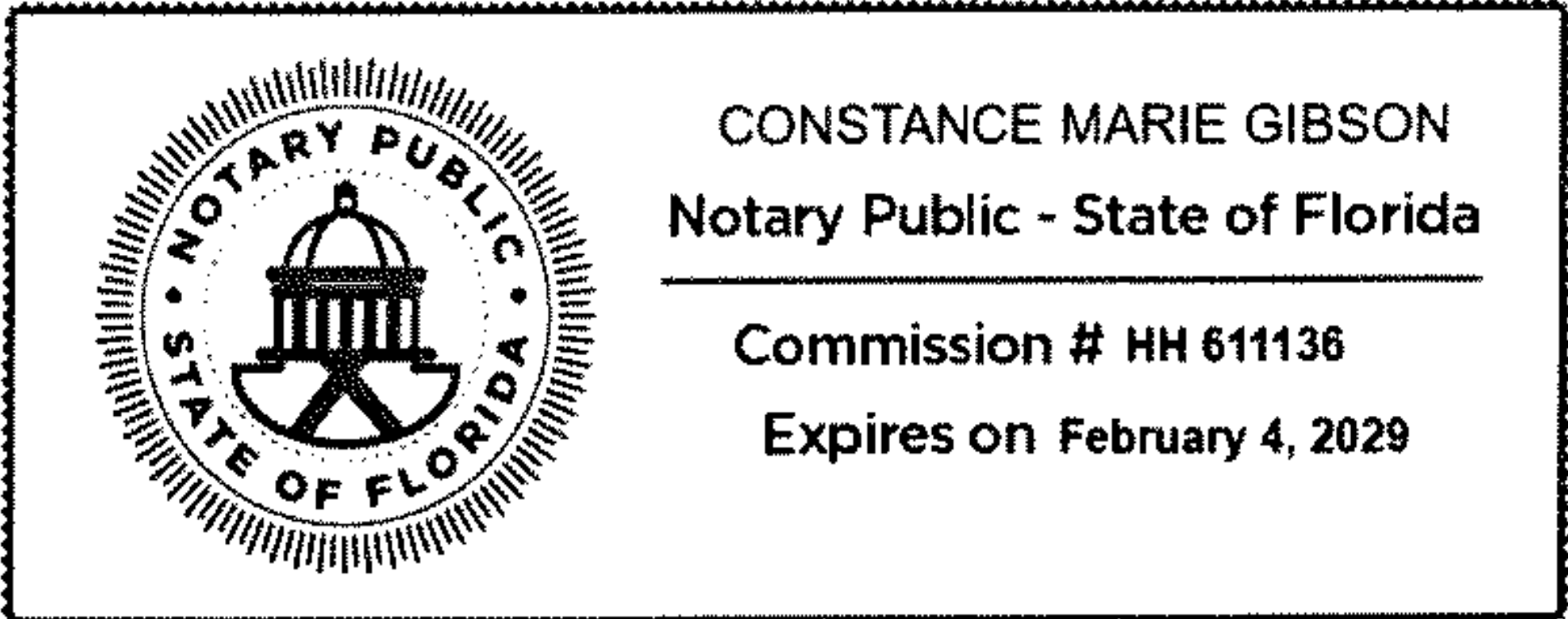
Constance Gibson
Printed Name of Second Witness

692 W Montrose Street, Suite A
Clermont, FL 34711
Address of Second Witness

STATE OF FLORIDA
COUNTY OF ~~SARASOTA~~ Sarasota Lake

The foregoing instrument was acknowledged before me by means of
_____ Physical Presence or Online Notarization
this 14th of April, 2026, by ~~244 Tampa Ave LLC~~ Eddie Raphael Nakache CMG

Constance Marie Gibson
Notary Public: _____
Notary Public, State of Florida



Produced identification:
_____ driver's license / state identification card
_____ other: _____

Notarized remotely online using communication technology via Proof.