

4/28/2026 2:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486636

PREPARED BY AND RETURN TO:

DAVID H. ROSENBERG, ESQUIRE

Florida Bar #: 0124753

DHR LAW, PLLC

2639 Fruitville Road

Second Floor, Suite 203

Sarasota, Florida 34237

(941) 361-1153 PH.

(941) 827-9818 FX.

Doc Stamp-Deed: \$5,705.00

WARRANTY DEED

This Warranty Deed is made by **UNIT A10, LLC**, a Florida limited liability company, whose post office address is: 6621 Chick Evans Lane, Woodbridge, IL 60517, hereinafter referred to as "Grantor", to **KEVIN LOOBY and JACQUELINE LOOBY, Husband and wife**, whose post office address is: 2097 Quail Creek Blvd, Grove City, OH 43123, hereinafter referred to as "Grantee".

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Unit A-10, HORIZONS WEST, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 665, Page 59, as thereafter amended, and as per Plat thereof recorded in Condominium Book 2, Page 15, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements

The Property Appraiser's Parcel Identification Number of the above described real property is **0106031010**.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

The Grantors herein covenant that this property is not the homestead of any Grantor or is it contiguous with or adjacent to the homestead of any of the Grantors.

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

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on this 25 day of April, 2026.

WITNESSES TO KAREN VICIK:

UNIT A10, LLC, a Florida limited Liability company

[Signature]
Print Name: Michael Vicik

[Signature]
By: KAREN VICIK, MANAGER

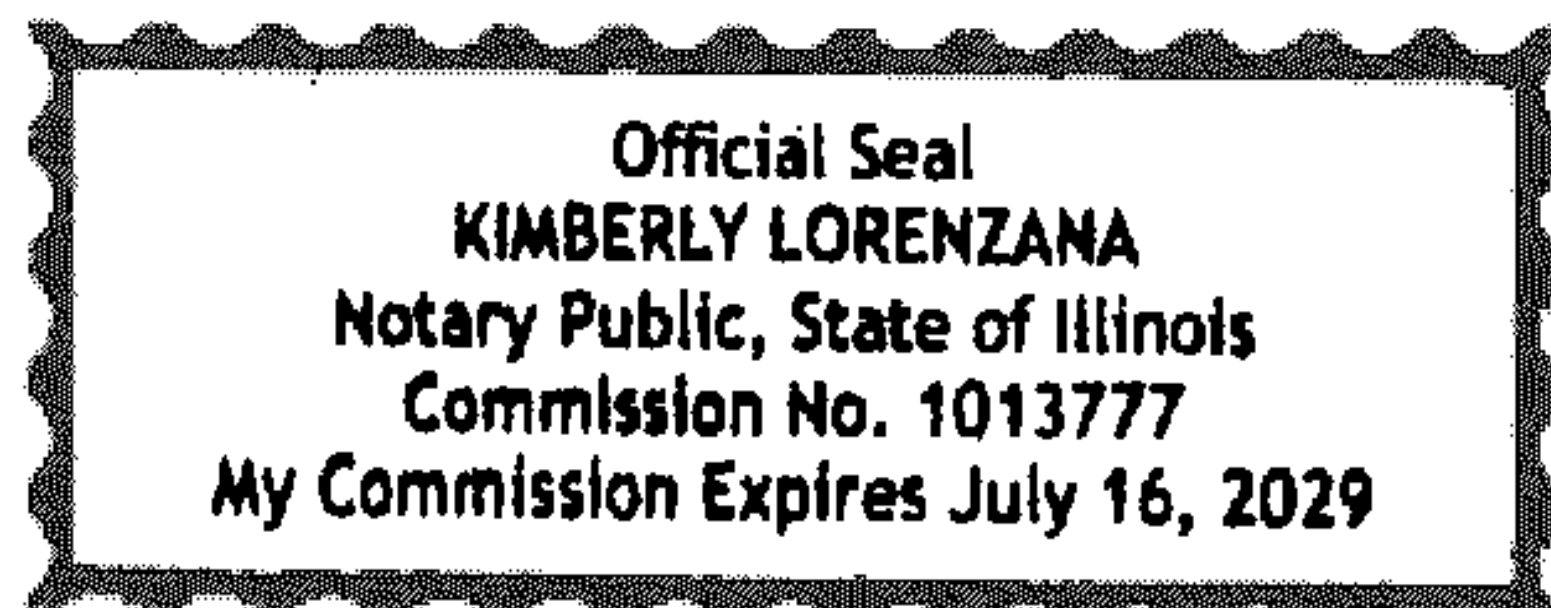
Address:
6621 Chick Evans Ln
Woodridge, IL 60517

[Signature]
Print Name: Nathan Vicik

Address:
6621 Chick Evans Ln.
Woodridge, IL. 60517

STATE OF ILLINOIS
COUNTY OF DuPage

The foregoing instrument was acknowledged before me by means of physical presence, this 25 day of April, 2026, by **KAREN VICIK, Manager of UNIT A10, LLC, a Florida limited liability company** on behalf of the Company. She (Notary choose one) is personally known to me, or has produced her Illinois Driver's License as identification.

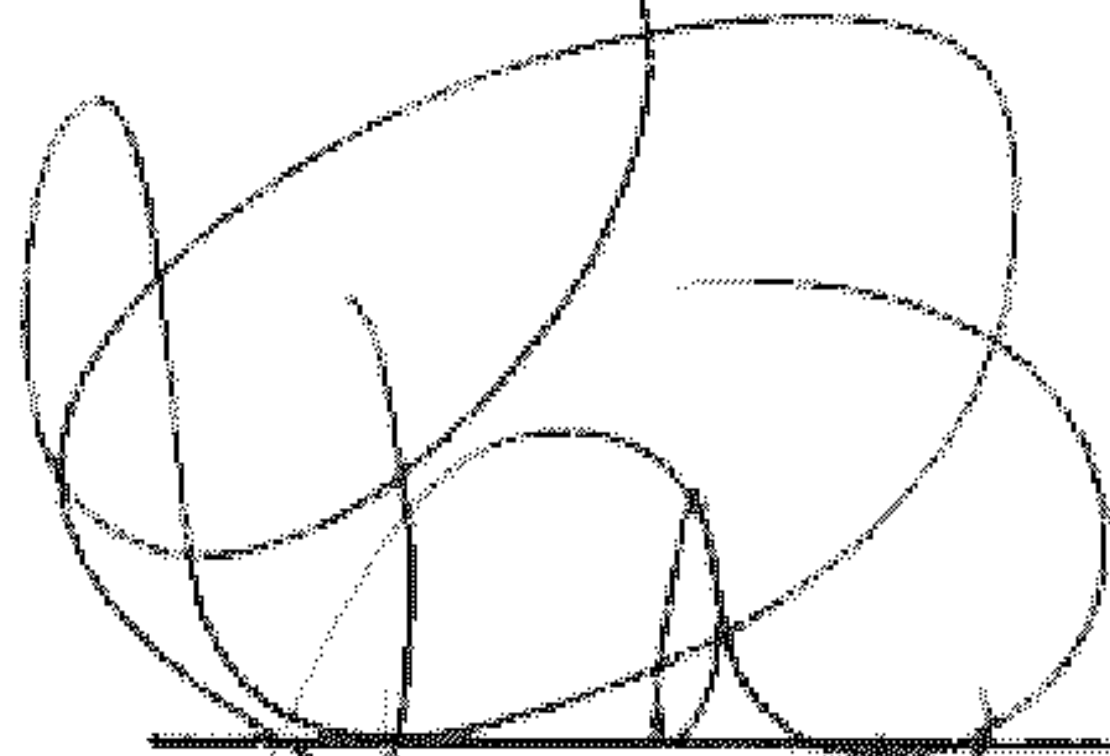


[Signature]
Notary Public
Print Name: Kimberly Lorenzana
My Commission Expires: July 16, 2029

Executed on this 28th day of April, 2026.

WITNESSES TO DAVE STAEHLIN:

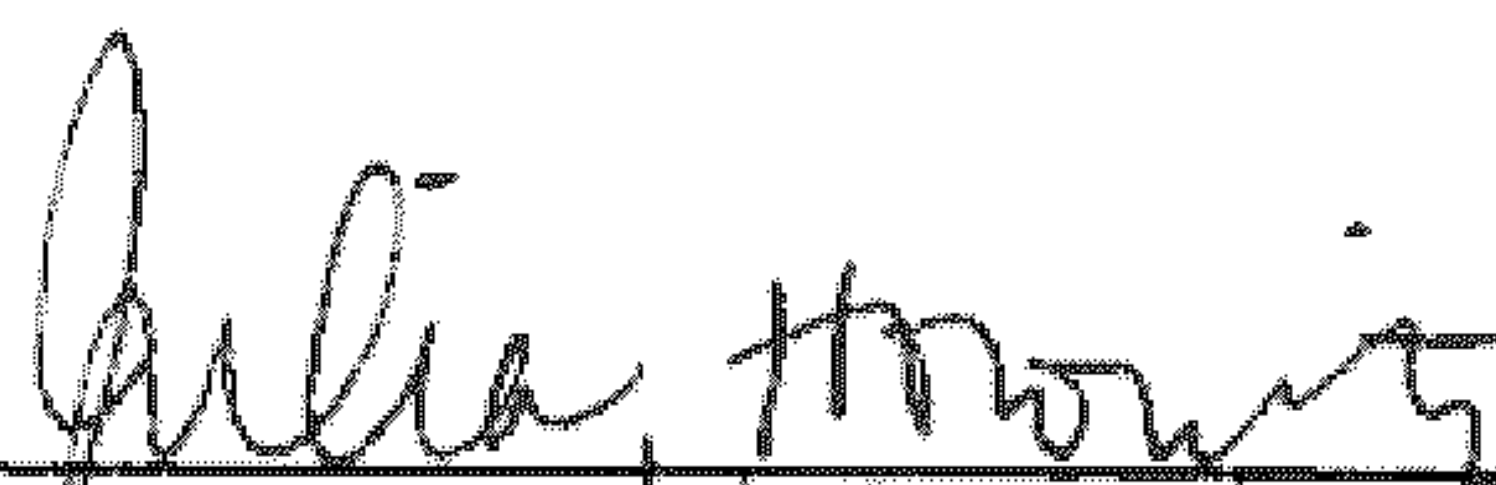
UNIT A10, LLC, a Florida limited Liability company



Print Name: Kathy Morgan


By: DAVE STAEHLIN, MANAGER

Address:
2639 Fruitville Rd #203
Sarasota FL 34237

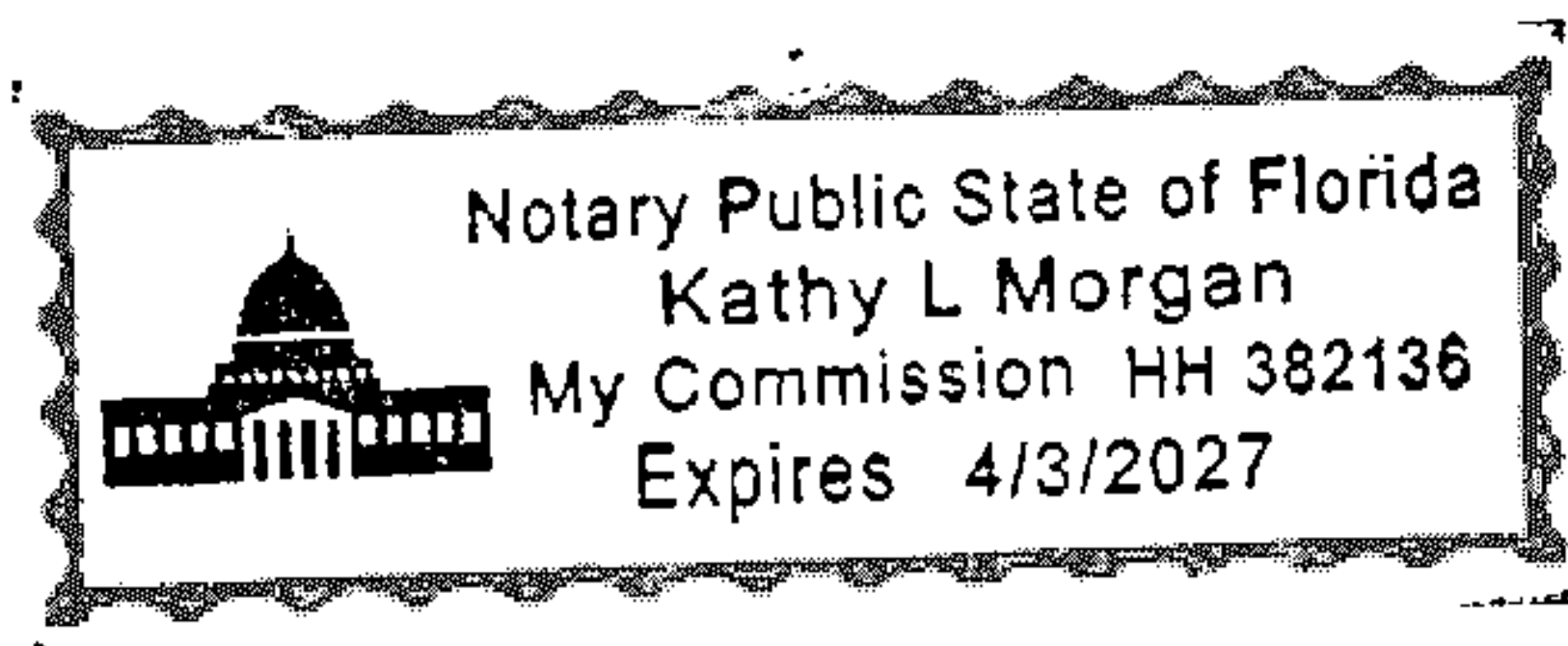


Print Name: Julia Horowitz

Address:
2639 Fruitville Rd #203
Sarasota FL 34237

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence, this 28th day of April, 2026, by **DAVE STAEHLIN, Manager of UNIT A10, LLC, a Florida limited liability company** on behalf of the Company. He has produced his Florida Driver's License as identification.




Notary Public
Print Name:
My Commission Expires: