

4/30/2026 11:26 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487721



Prepared by and return to:

Holly M. Nikolich
Pinnacle Law Group, P.A.
1330 Main Street, 2nd Floor
Suite 6
Sarasota, FL 34236
(941) 957-9500

Doc Stamp-Deed: \$630.00

File No 2026-154
Consideration 90,000.00
Parcel Identification No 2028081065

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WARRANTY DEED

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

This indenture made the 30th day of April, 2026, between Randa Cholera f/k/a Randa Barsoum, as Trustee of the Barsoum Family Trust, Dated July 16, 2024, and individually, whose post office address is 12 Carnation Drive, Nanuet, NY 10954, of the County of Rockland, New York, Grantor, to Dakkak, LLC, a Florida Limited Liability Company, whose post office address is 3810 Torrey Pines Way, Sarasota, FL 34238, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of NINETY THOUSAND AND 00/100 DOLLARS (\$90,000.00) 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 2621-A, HIDDEN LAKE VILLAGE, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1368, Page 1482, and amendments thereto, and as per plat thereof, recorded in Condominium Book 14, Page 16, and amendments thereto of the Public Records of Sarasota County, Florida.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 12 Carnation Drive, Nanuet, NY 10954.

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, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Barsoum Family Trust Dated, July 16, 2024

By: *Randa Cholera*
Randa Cholera f/k/a Randa Barsoum, as Trustee

Randa Cholera
Randa Cholera f/k/a Randa Barsoum, individually

Lindsay Danielle Abbondanzo
WITNESS
PRINT NAME: Lindsay Danielle Abbondanzo

6516 Artillery St, Williamsburg, VA 23188
WITNESS 1 ADDRESS

Rwanda I. Reed
WITNESS
PRINT NAME: Rwanda I. Reed

15 Clairford ct Halethorpe MD 21227
WITNESS 2 ADDRESS

STATE OF Maryland
COUNTY OF Baltimore

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 28th day of April, 2026, by Randa Cholera f/k/a Randa Barsoum, as Trustee of the Barsoum Family Trust, Dated July 16, 2024, and individually, () who is/are personally known to me or (X) who has/have produced Drivers License as identification.

Rwanda I. Reed
Signature of Notary Public
Rwanda I Reed
Print, Type/Stamp Name of Notary



Completed via Remote Online Notarization using 2 way Audio/Video technology.