

5/1/2026 3:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488690



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: \$2,765.00

File No 2026-135

Consideration 395,000.00

Parcel Identification No 2006161023

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## WARRANTY DEED

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

**This indenture made the 1st day of May, 2026 between Adrian G. Stoica, a married man, joined by his wife, Raluca Stoica, whose post office address is 1703 North Tamiami Trail, Unit B202, Sarasota, FL 34234, of the County of Sarasota, Florida, Grantor, to Elmer Road, LLC, a Florida Limited Liability Company, whose post office address is 1330 Main Street, 2nd Floor, Suite 6, Sarasota, FL 34236, of the County of Sarasota, Florida, Grantee:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS (\$395,000.00) 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 A223, THE STRAND OF SARASOTA, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. INSTRUMENT NO. 2022015015 AND AS PER CONDOMINIUM BOOK 48, PAGE 14, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

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

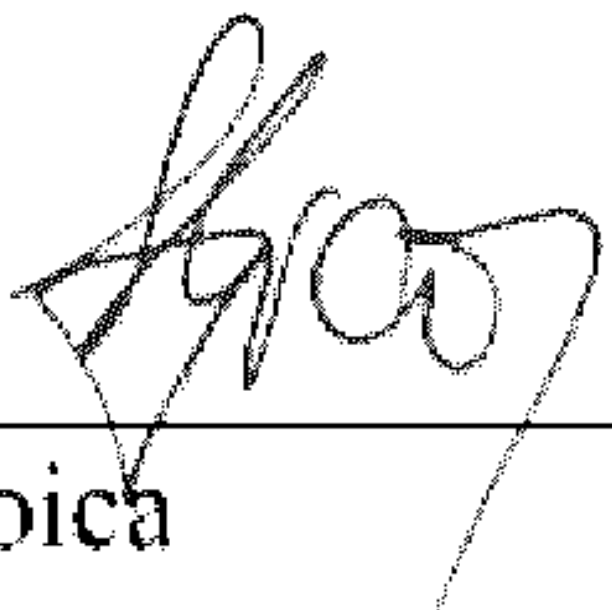
**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.


**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 has hereunto set Grantor's hand and seal the day and year first above written.

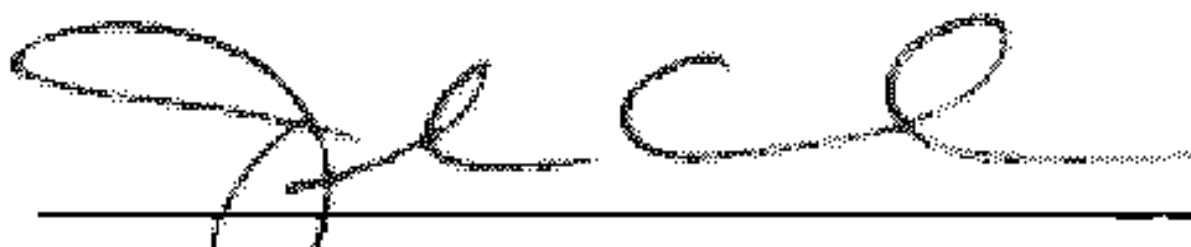
*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Adrian G. Stoica

  
\_\_\_\_\_  
Raluca Stoica

  
WITNESS  
PRINT NAME: DEBRA PITELL-HAUGE

8152 Gabanna Dr  
Sarasota, FL 34231  
WITNESS 1 ADDRESS

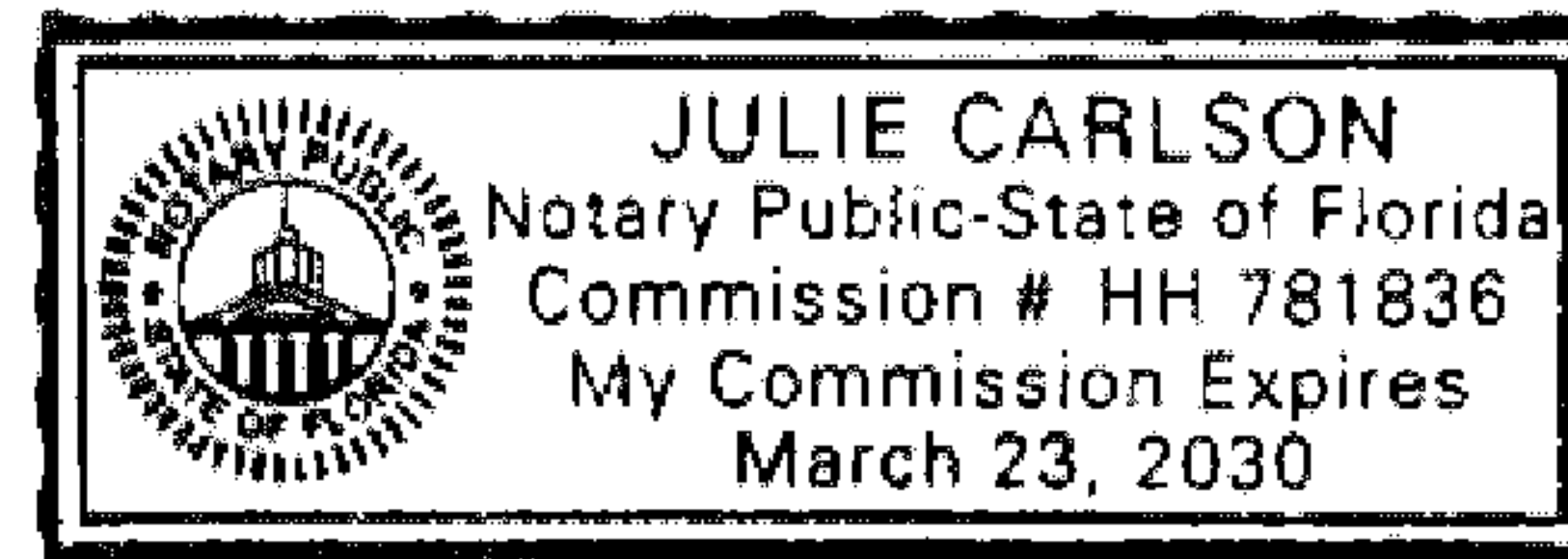
  
WITNESS  
PRINT NAME: Julie Carlson

1610 29th St. W.  
Bradenton FL 34205  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of April, 2026, by Adrian G. Stoica and Raluca Stoica,  who is/are personally known to me or  who has/have produced Drivers License as identification.

  
\_\_\_\_\_  
Signature of Notary Public



\_\_\_\_\_  
Print, Type/Stamp Name of Notary