

5/4/2026 3:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489386

Prepared by and return to:

Stuart S. Boone

Attorney

Boone, Boone & Boone, P.A.

1001 Avenida del Circo

Venice, FL 34285

Doc Stamp-Deed: \$2,380.00

File Number: B12-18654

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 4th day of May, 2026 between Aranka M. Hawaii, a single woman whose post office address is 4158 Tamiami Trail, Apt P3, Port Charlotte, FL 33952, grantor, and 5 Diamonds of Venice, LLC, a Florida limited liability company whose post office address is 2389 Tamiami Trail S, Venice, FL 34293, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 No. 10 of Venice Business Suites II, a Condominium, according to The Declaration of Condominium recorded in O.R. Instrument Number 2005028255, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 37, Page 27, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0377151010

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, 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 **December 31, 2025**.

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:

Noemi Szilagyi
Witness Name: Noemi Szilagyi
Witness Address : 1001 Avenida del Circo
Venice, FL 34285

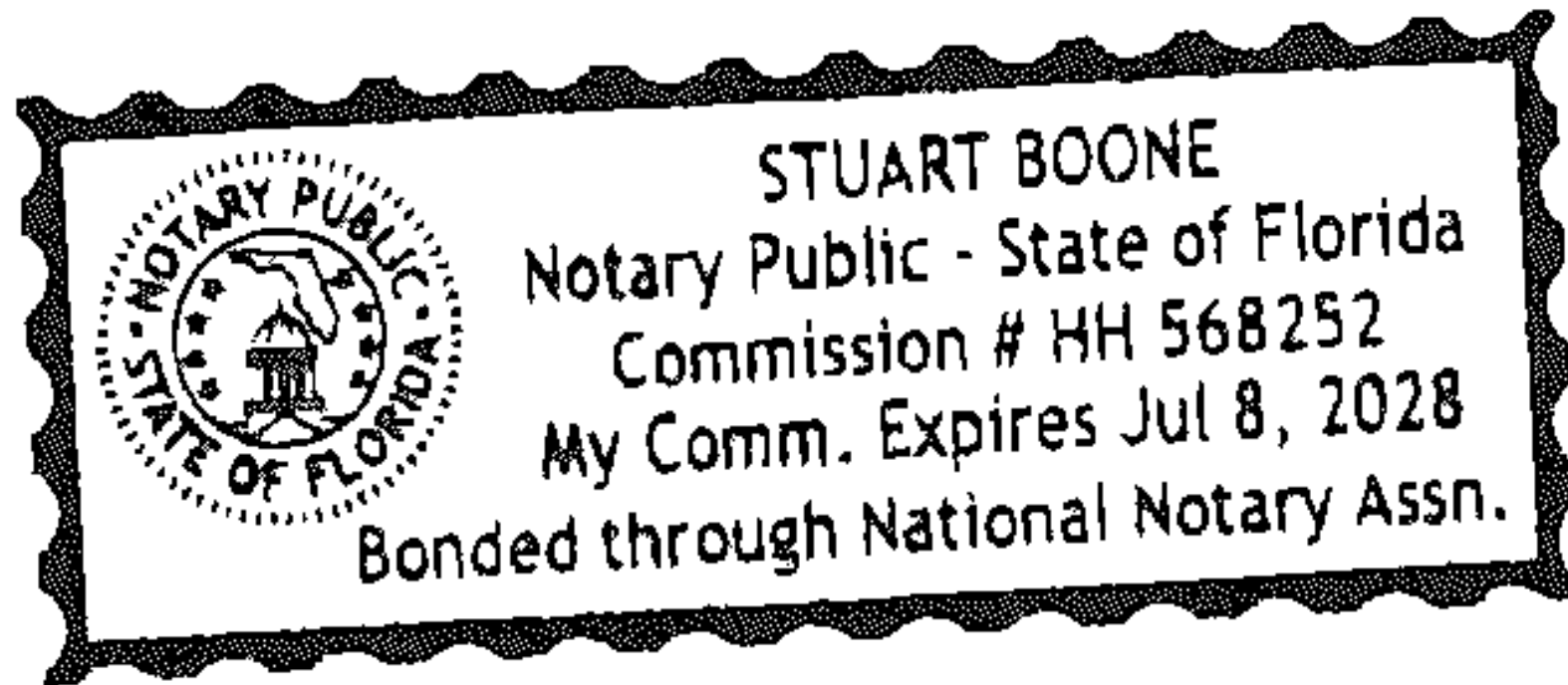
Stuart S. Boone
Witness Name: Stuart S. Boone
Witness Address : 1001 Avenida del Circo
Venice, FL 34285

Aranka M. Hawaii (Seal)
Aranka M. Hawaii

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of May, 2026 by Aranka M. Hawaii, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Stuart S. Boone
Notary Public

Printed Name: Stuart S. Boone

My Commission Expires: _____