

5/12/2026 4:00 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3493315

Prepared By and
When Recorded Return to:

Doc Stamp-Deed: \$5,950.00

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Christopher Staine, Esq.
Our File Number: 331437-419115

Consideration: \$850,000.00
Doc Stamps: \$5,950.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 12th day of May, 2026, by TARAS, LLC, a Maryland limited liability company ("Grantor"), to Thick Air II LLC, a Missouri limited liability company, whose post office address is 3720 Castlebay Court, Springfield, MO 65809 ("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-305, PORTOBELLO, A CONDOMINIUM,
ACCORDING TO THE DECLARATION OF CONDOMINIUM
RECORDED IN OFFICIAL RECORDS BOOK 1121, PAGE
2055, AND ALL EXHIBITS AND AMENDMENTS THEREOF,
AND RECORDED IN CONDOMINIUM BOOK 9, PAGE 19,
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0005021017.

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

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.

WITNESSES:

Witness #1 Sign: Kelly Ann Thiel
Witness #1 Print Name: Kelly Ann Thiel
Witness #1 Address: 307 1/2 9th St. NW
Bradenton, FL 34209

Witness #2 Sign: Shana Hamel
Witness #2 Print Name: Shana Hamel
Witness #2 Address: 2361 Fairfield Ave
Sarasota, FL 34232

TARAS, LLC, a Maryland limited liability company

By: Andrew A. Charchalis
Andrew Charchalis, as its Manager
Address: PO Box 41
Phoenix, MD 21131

FLORIDA
STATE OF MARYLAND
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11th day of May, 2026, by Andrew Charchalis, as Manager of TARAS, LLC, a Maryland limited liability company.

Kelly Ann Thiel
Notary Public
Print Name: Kelly Ann Thiel
My Commission Expires: Feb 14, 2028

Personally Known (OR) Produced Identification
Type of identification produced Maryland Driver License

