

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026071425 2 PG(S)**

5/27/2026 3:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499411

This Instrument Prepared by, and Return to:

Eric R. Hoonhout, Esquire

Hoonhout Law, Chartered

1219 S. East Ave., Suite 202

Sarasota, FL 34239

Doc Stamp-Deed: \$0.70

Purchase Price: N/A

Documentary Stamps: \$0.70 [Recorder's Notice: This conveyance involves the transfer of unencumbered real property from a husband and wife to their wholly-owned entity. No other consideration is paid for the transfer. Pursuant to the applicable provisions of the Florida Statutes and the Florida Administrative Code, only the minimum tax is due upon the recording of this Warranty Deed.]

Recording Cost: \$18.50

Parcel ID Number: 0069120048 (Sarasota County)

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 27th day of May, 2026, by **DANIEL BUGANU AND GEORGIANA ANA MARIA BEATRICE BUGANU, a/k/a GEORGIANA A. BUGANU, husband and wife** (the "Grantor"), whose post office address is 4137 Midland Road, Sarasota, FL 34231, and to **SUNNY COZY RETREAT, LLC, a Florida limited liability company** (the "Grantee"), whose post office address is 4137 Midland Road, Sarasota, FL 34231.

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt and sufficiency whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Sarasota, State of Florida, as more particularly described as follows (the "Property").

Lot 31 and North 1/2 of Lot 32, Block D, ASHWORTH PARK, as per plat thereof recorded in Plat Book 2, Page 174, of the Public Records of Sarasota County, Florida.

To have and to hold, the same in fee simple forever.

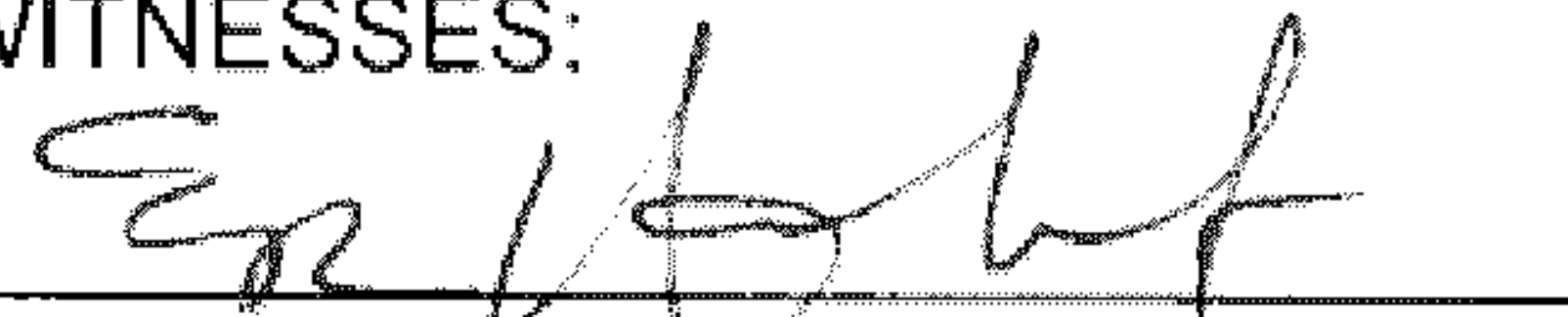
SUBJECT TO applicable taxes and assessments for the year 2026 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and any other requirements imposed by governmental authority; and agreements and easements of record.

And 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 except those set forth herein.

NO REVIEW OF EXAMINATION OF TITLE TO THE PROPERTY HAS BEEN MADE BY HOONHOUT LAW, CHARTERED, OR BY ERIC R. HOONHOUT, ESQUIRE, AT OR BEFORE THE TIME OF PREPARATION OF THIS WARRANTY DEED. THE LEGAL DESCRIPTION OF THE PROPERTY WAS DERIVED WITHOUT A BOUNDARY SURVEY. NO REPRESENTATIONS ARE BEING MADE, EITHER EXPRESSLY OR IMPLIEDLY, BY HOONHOUT LAW CHARTERED, OR BY ERIC R. HOONHOUT, ESQUIRE, AS TO THE ACCURACY OF THE LEGAL DESCRIPTION OR AS TO THE CURRENT STATUS OF TITLE TO THE PROPERTY.

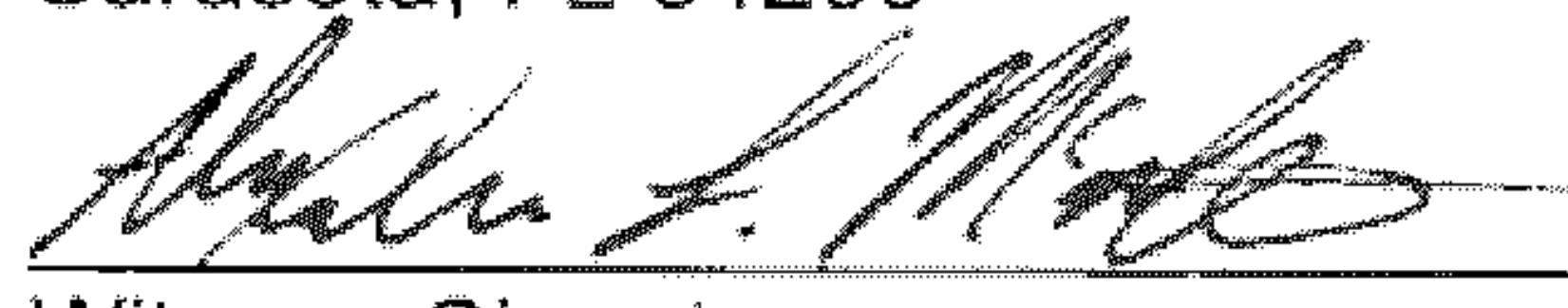
IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

WITNESSES:



Witness Signature

Name: Eric R. Hoonhout
1219 South East Avenue, Suite 202
Sarasota, FL 34239



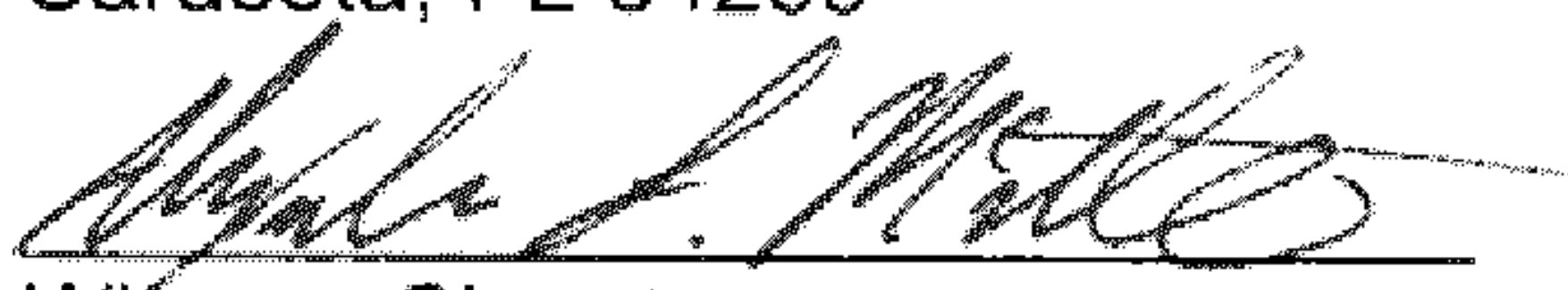
Witness Signature

Name: Alexander L. McNulty
1219 South East Avenue, Suite 202
Sarasota, FL 34239



Witness Signature

Name: Eric R. Hoonhout
1219 South East Avenue, Suite 202
Sarasota, FL 34239



Witness Signature

Name: Alexander L. McNulty
1219 South East Avenue, Suite 202
Sarasota, FL 34239



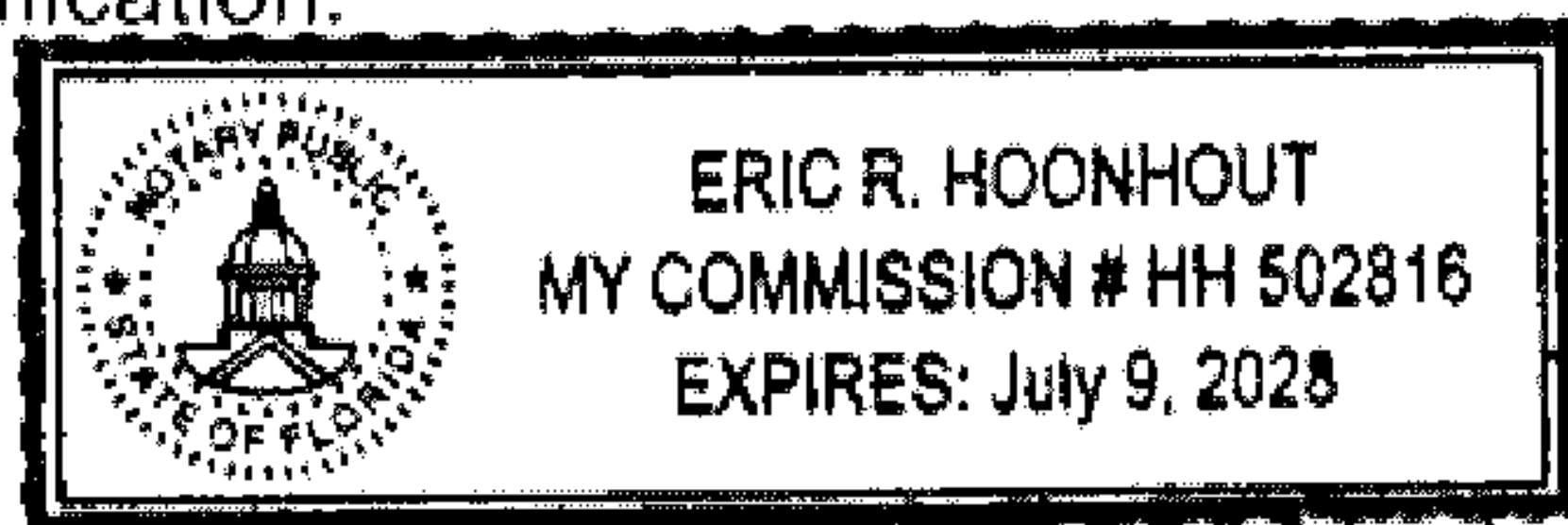
DANIEL BUGANU

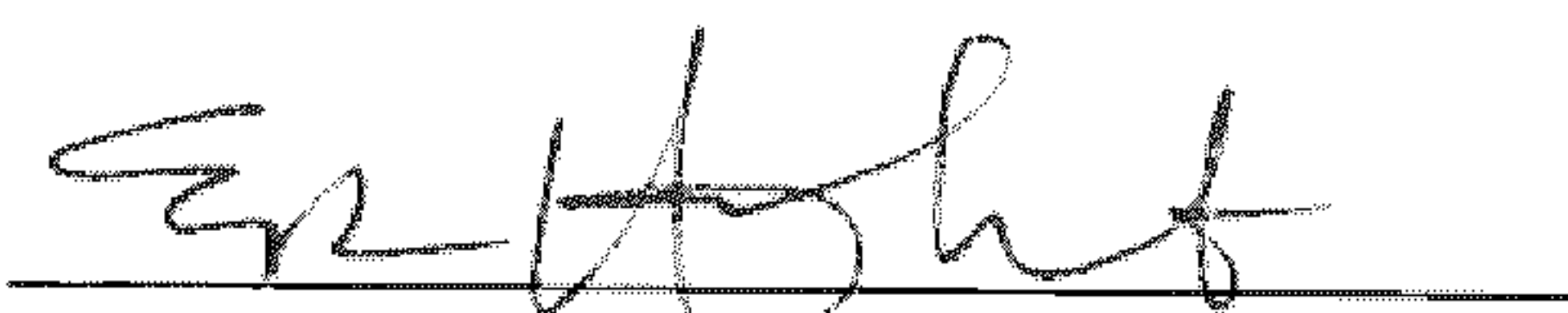


GEORGIANA ANA MARIA BEATRICE BUGANU
a/k/a **GEORGIANA A. BUGANU**

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence on this 27th day of May, 2026, by Daniel Buganu and Georgiana Ana Maria Beatrice Buganu, A/K/A Georgiana A. Buganu, husband and wife who have produced FL Driver Licenses as identification.





Signature of Notary Public

Name of Notary Public: Eric R. Hoonhout

Date of Expiration of Commission: July 9, 2028

[PLACE NOTARIAL SEAL]