

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026071431 2. PG(S)

5/27/2026 3:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499413

Doc Stamp-Deed: \$2,957.50

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-05-4555

Parcel ID Number: 0008111065

WARRANTY DEED

This WARRANTY DEED, made May 27, 2026, by SEAPLACE M1-502 LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose address is 49 Lakeshore Dr, Oakland, NJ 07436 (the "Grantor"), to AGIM ARDOLIC, A SINGLE MAN, whose address is 96 Vineland Ave, Staten Island, NY 10312 (the "Grantee"):

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of FOUR HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$422,500.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida, to-wit:

Unit M1-502-F, SEAPLACE II, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1062, Page 357, as thereafter amended, and as per Plat thereof recorded in Condominium Book 8, Page 27, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Signature

Witness Printed Name WILLIAM DUTRA

Witness #1 Address 21 ROLAND RD
PEQUANNOCK NJ 07440

Seaplace M1-502 LLC, a Florida Limited Liability Company

By: [Signature]
Wayne Loranger, Manager 100-189-2

By: [Signature]
Mary Ellen Loranger, Manager 100-189-2

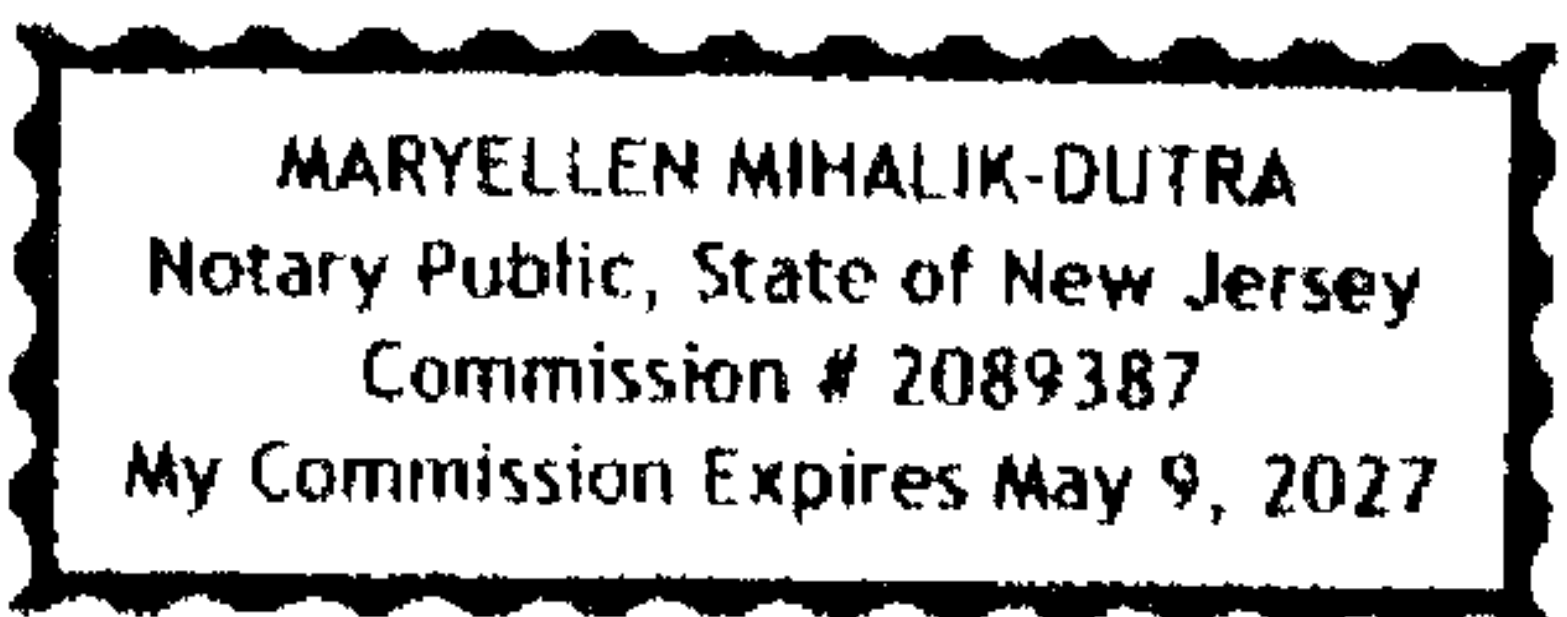
[Signature]
Signature

Witness Printed Name MARYELLEN MIHALIK-DUTRA

Witness #2 Address 21 ROLAND RD
PEQUANNOCK NJ 07440

State of New Jersey
County of BERGEN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on 26th day of May, 2026, by Wayne Loranger and Mary Ellen Loranger, Managers of Seaplace M1-502 LLC, who is/are personally known to me or who has/have produced DRIVERS License as identification.



[Signature]
Notary Public
Print Name: Maryellen Mihalik-Dutra
My Commission Expires: May 9, 2027