

5/27/2026 4:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499475

Prepared by and return to:

Michelle Lajoie Hermey, Esq.
Ferguson Skipper, P.A.
1515 Ringling Blvd, 10th Floor
Sarasota, FL 34236
(941) 957-1900
File Number: 32251

Doc Stamp-Deed: \$5,390.00

Warranty Deed

This Warranty Deed made this 27th day of May, 2026 between ARMC LLC, a Florida limited liability company, whose post office address is 2509 Cass St., Sarasota, FL 34231, grantor, and FU DOG HOLDINGS, LLC, a Florida limited liability company, whose post office address is 2650 Bahia Vista St., Suite 101, Sarasota, FL 34239, 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, situated, lying and being in Sarasota County, Florida to-wit:

Units 102 and 103, THE MEDICAL COMPLEX, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1630, Page 1691, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 21, Page 20, Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record, if any, governmental regulations and taxes for 2026 and subsequent years.

Parcel Number: 2035011002 and 2035011003

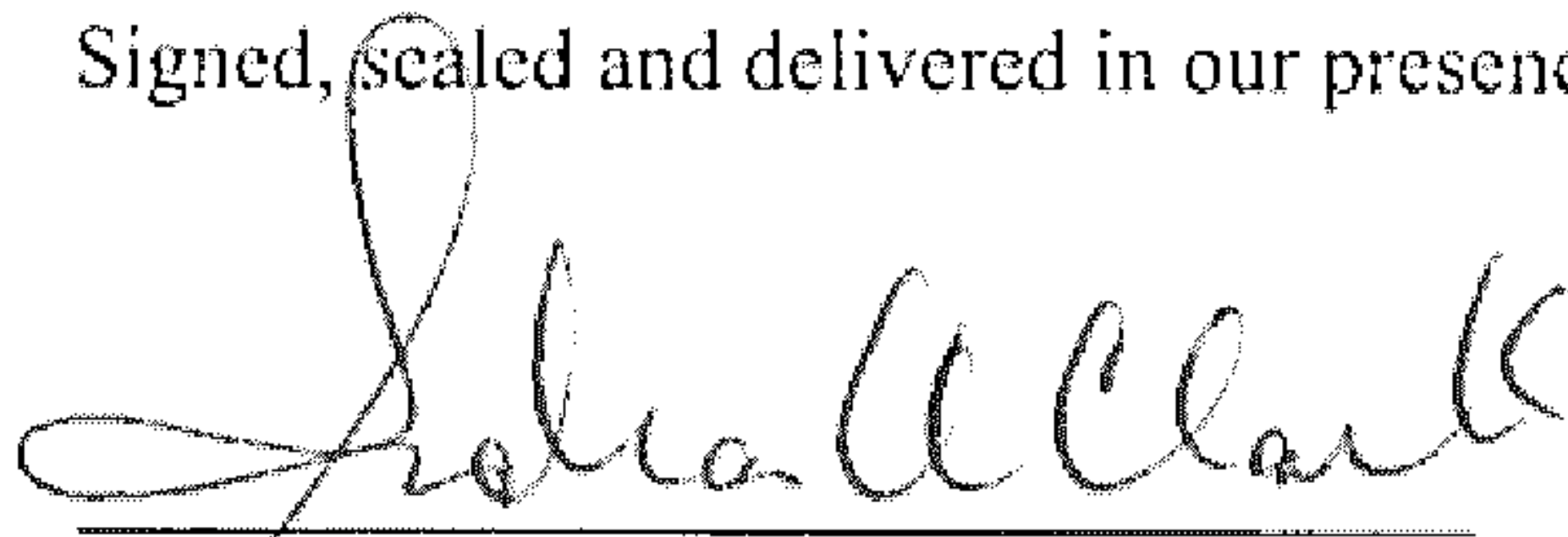
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 12/31/2025.

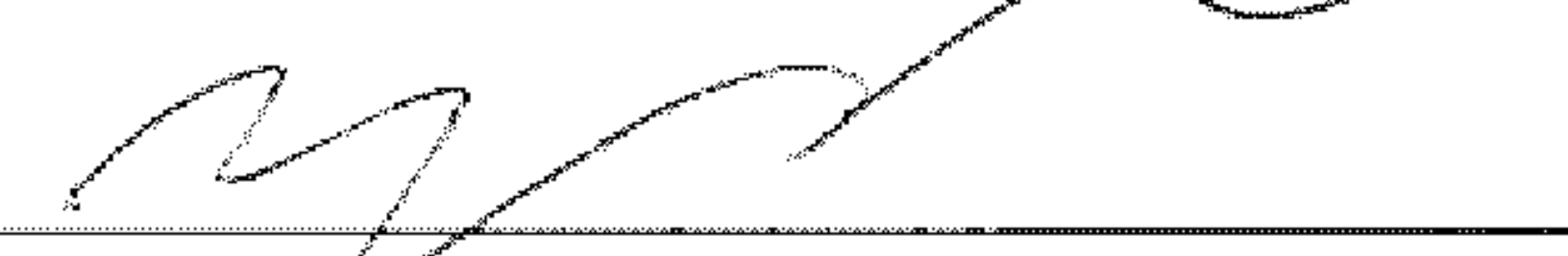
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness
Printed Name: **SANDRA A. CLARK**
P.O. Address: **1515 RINGLING BLVD., 10TH FLOOR
SARASOTA, FL 34236**

ARMC LLC, a Florida limited liability company,
a Florida Limited Liability Company

By: 
Zyad Asi, M.D., Manager



Witness
Printed Name: **TRACY MUNOZ**
P.O. Address: **1515 RINGLING BLVD., 10TH FLOOR
SARASOTA, FL 34236**

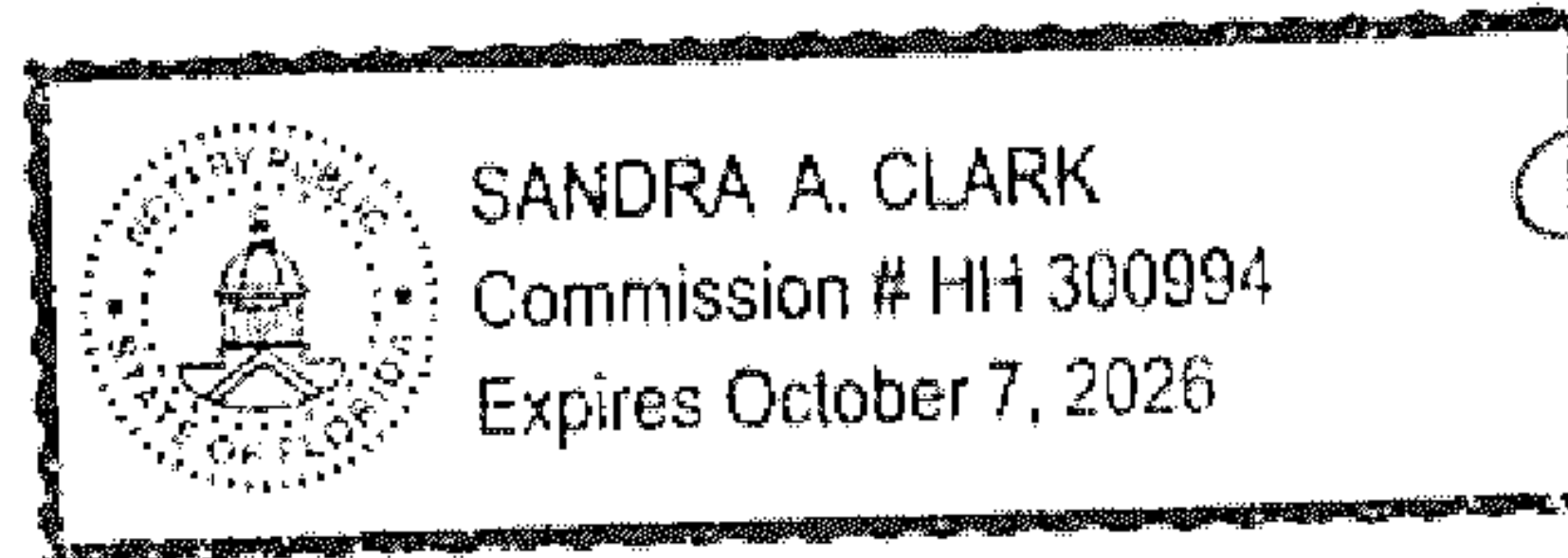
ARMC LLC, a Florida limited liability company,
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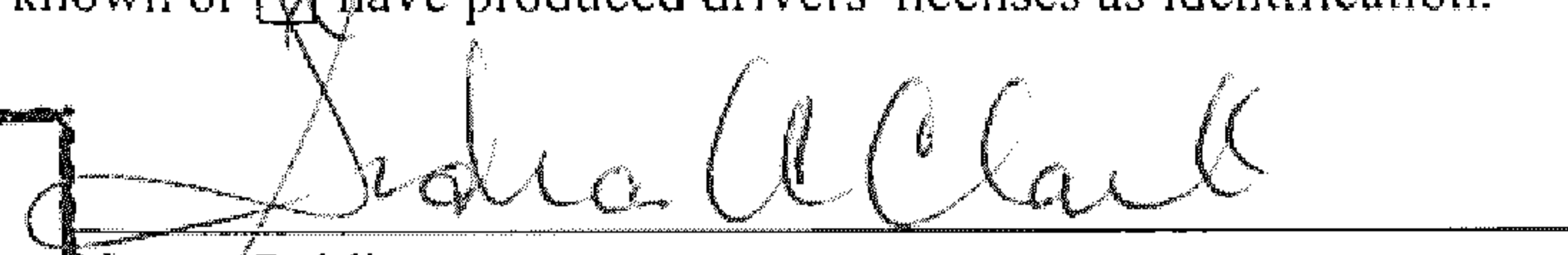
By: 
Amy Asi, Manager

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of May, 2026 by Zyad Asi, M.D., Manager and Amy Asi, Manager of ARMC LLC, a Florida limited liability company, on behalf of the company, who are personally known or have produced drivers' licenses as identification.

[Seal]




Notary Public
Print Name: _____
My Commission Expires: _____