

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073746 2 PG(S)**

6/1/2026 2:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501301

Prepared by and Return to:
Dana Johnstone
Suncoast One Title & Closings, Inc.
1212-A E Venice Avenue
Venice, FL 34285

Doc Stamp-Deed: \$168.00

File No.: VEN-2026-2044
Parcel ID Number: 1137157007

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th day of May, 2026 between Paul Kevin Nersesian and Michelle Nersesian, husband and wife, whose post office address is 43 Wolf Creek Drive, Swansea, IL 62226, of the County of St. Clair, State of Illinois, Grantors, to DORI HOMES GROUP LLC, a Florida Limited Liability Company, whose post office address is 4450 Sheridan Avenue, Miami Beach, FL 33140, of the County of Miami-Dade, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Lot 7, Block 1570, 32nd Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 15, Page(s) 16, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said

land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Daje' Na Lockett
WITNESS 1 SIGNATURE
PRINT NAME: Daje' Na Lockett

WITNESS 1 ADDRESS:
2020 North Belt East
Belleville, IL 62221

Bailey Lanner
WITNESS 2 SIGNATURE
PRINT NAME: Bailey Lanner

WITNESS 2 ADDRESS:
2020 N Belt East
Belleville IL 62221

STATE OF Illinois
COUNTY OF St. Clair

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of May, 2026, by Paul Kevin Nersesian and Michelle Nersesian, ☐ who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

Travis L Thier
Signature of Notary Public

Travis L Thier
Print, Type/Stamp Name of Notary



(NOTARY SEAL)