

Prepared by and return to:

Anastasia Stefanou Esq
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1545 Mallard Lane
Sarasota, FL 34239
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File No 2026-39

6/1/2026 3:18 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501400

Parcel Identification No 0131-13-1029

Doc Stamp-Deed: \$2,303.00

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WARRANTY DEED

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

This indenture made the **28th day of May, 2026**, between **CHARLES H. CHERKES, a married man**, whose post office address is **5344 Greenbrook Drive, Sarasota, FL 34238**, of the County of **Sarasota, Florida**, Grantor, to **PARKING PLACE, LLC, A SPECIAL PURPOSE ENTITY**, whose post office address is **2831 Ringling Blvd. #210-D, Sarasota, Florida 34237**, of the County of **Sarasota, Florida**, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, situate, lying and being in Sarasota, Florida, to-wit:

UNIT NO. 603, BUILDING A, THE POINTE ON MIDNIGHT PASS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1090, PAGES 745 THROUGH 801, AND AS AMENDED IN OFFICIAL RECORDS BOOK 1095, PAGE 2095, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 8, PAGES 45, 45A AND 45B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 5344 Greenbrook Drive, Sarasota, FL 34238.

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

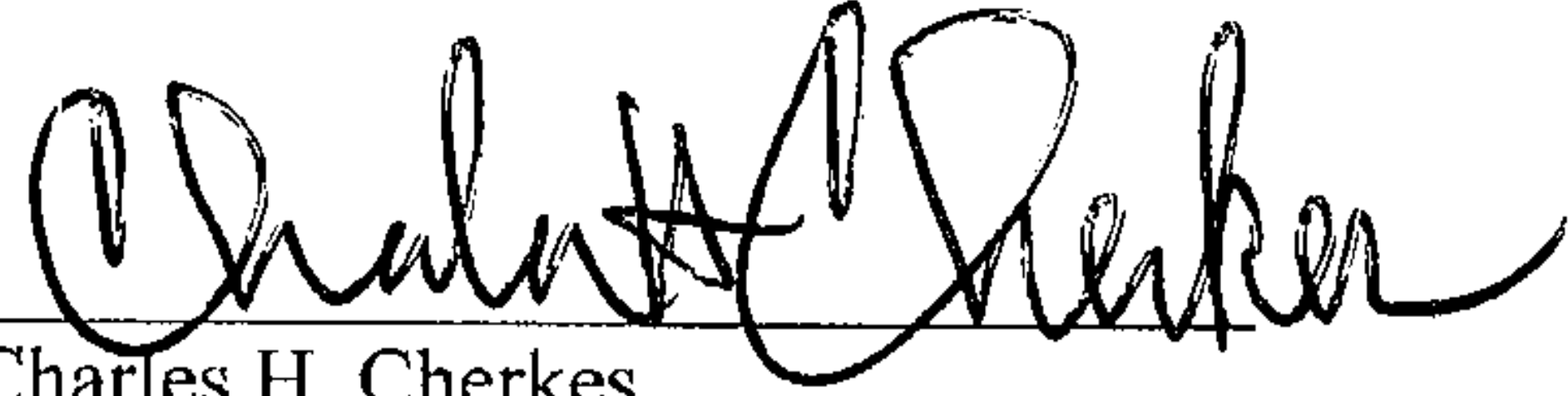
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:



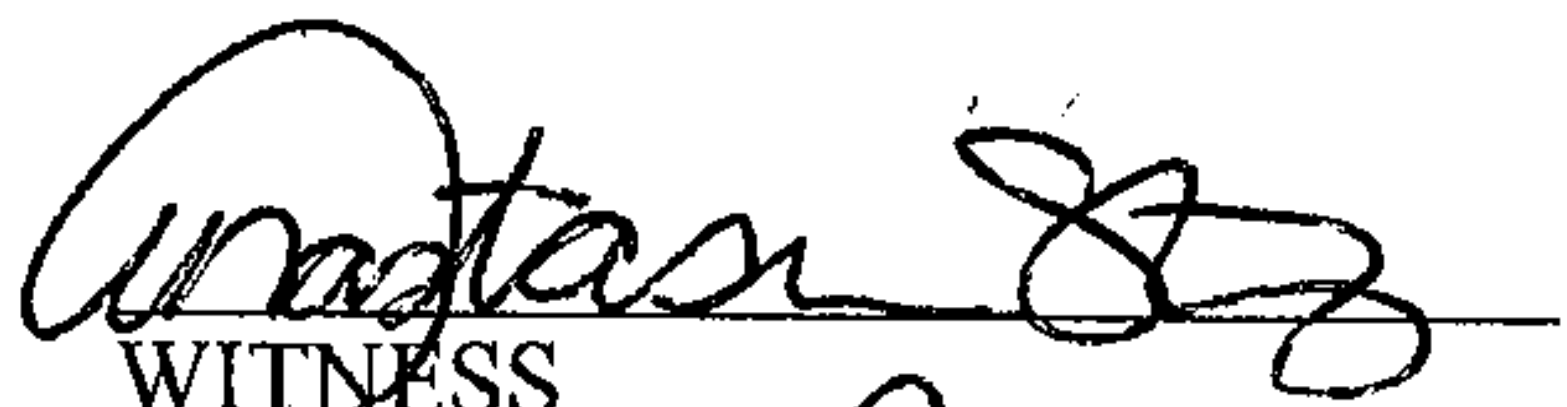
Charles H. Cherkes

1545 Mallard Lane
Sarasota FL 34239

WITNESS 1 ADDRESS

3902 Meadow Creek Lane
Sarasota Florida 34233

WITNESS 2 ADDRESS



WITNESS

PRINT NAME: Anastasia Stefanou

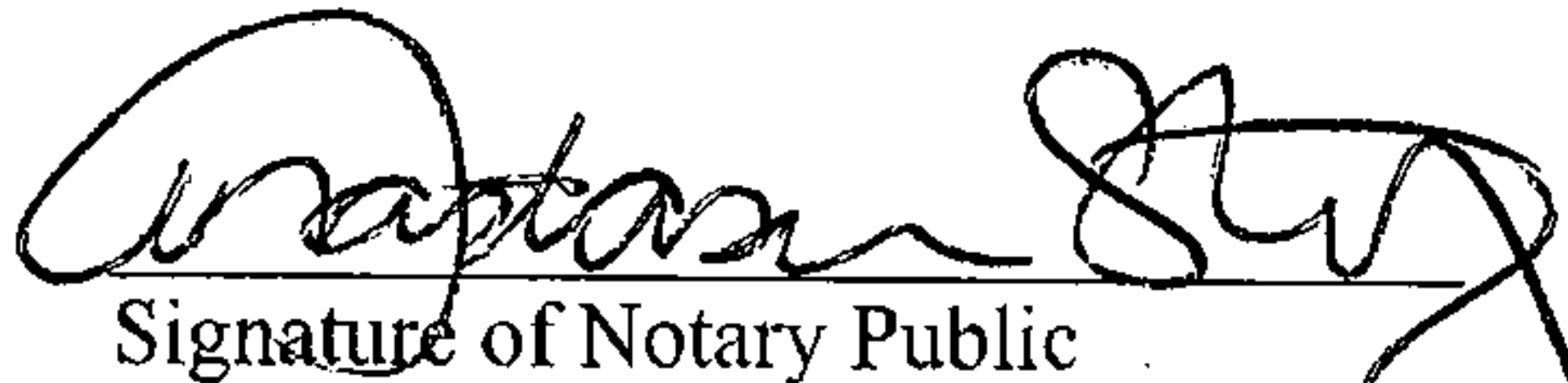
Linda E. Becker

WITNESS

PRINT NAME: Linda E. Becker

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of May, 2026, by Charles H. Cherkes, ☐ who is/are personally known to me or ☒ who has/have produced FLA DL as identification.



Signature of Notary Public

Anastasia Stefanou

Print, Type/Stamp Name of Notary

