

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026076389 2 PG(S)**

6/4/2026 4:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503504

Consideration: \$1,100,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49022-001

Doc Stamp-Deed: \$7,700.00

Property Appraiser's Parcel ID No.: 2039-10-0043

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 3th day of June, 2026, by and between **KD CLAIR FLORIDA WEST COAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **P.O. Box 35006, Boston, MA 02135** (hereinafter "GRANTOR"), and **MIODRAG ANTONIJEVIC**, whose address is **9386 Landings Lane, Des Plaines, IL 60016** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 17, BLOCK B, BAYVIEW SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 156, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The individual executing this instrument on behalf of Grantor covenants and agrees that they have full right and authority to execute this instrument on behalf of Grantor.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Fatima Moin
Printed Name Fatima Moin
P.O. Address 363 Pleasant St.
Belmont 02478

(2) Sara Cifuentes
Printed Name Sara Cifuentes
P.O. Address 363 Pleasant St
Belmont MA 02478

GRANTOR:

**KD CLAIR FLORIDA WEST COAST, LLC, A
FLORIDA LIMITED LIABILITY COMPANY**

By: Dennis B. Clair
Its: **Manager**

STATE OF MASSACHUSETTS

COUNTY OF Middlesex

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 28 day of May, 2026, by Dennis B. Clair, as Manager of KD Clair Florida West Coast, LLC, a Florida limited liability company, () who is personally known to me or () who has produced MADL as identification.

Anuradha Bansal
Signature of Notary Public

ANURADHA BANSAL
Print, Type/Stamp Name of Notary

My Commission Expires: 5/3/2030

(AFFIX SEAL)

