

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026077417 2 PG(S)**

CONSIDERATION: \$14,500,000.00

DOC TAX: \$101,500.00

RECORD: \$18.50

PARCEL ID NO.: 0010-13-0002

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Amy Concilio, Esq.

6/8/2026 1:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504371

Doc Stamp-Deed: \$101,500.00

WARRANTY DEED

THIS INDENTURE is made as of the 5th day of June 2026, by and between **ADJ SUNCOAST, LLC**, a **Florida Limited Liability Company**, hereinafter referred to as Grantor, whose post office address is 1540 Hillview Drive, Sarasota, FL 34239, and **RONALD GRASON and VASOULA KELAMIS, husband and wife**, hereinafter referred to as Grantee, whose post office address is 242 South Washington Boulevard, Suite 372, Sarasota, FL 34236.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lots 1, 2 and 3, REGENT COURT, according to the map or plat thereof as recorded in Plat Book 35, Page 42, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number, the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Richard D. Salva
Witness Name: RICHARD D. SALVA

Witness Address: 2033 Main #400
Sarasota FL 34237

ADJ SUNCOAST, LLC, a Florida Limited Liability Company

By: Andrew Charabin
ANDREW CHARABIN, Manager

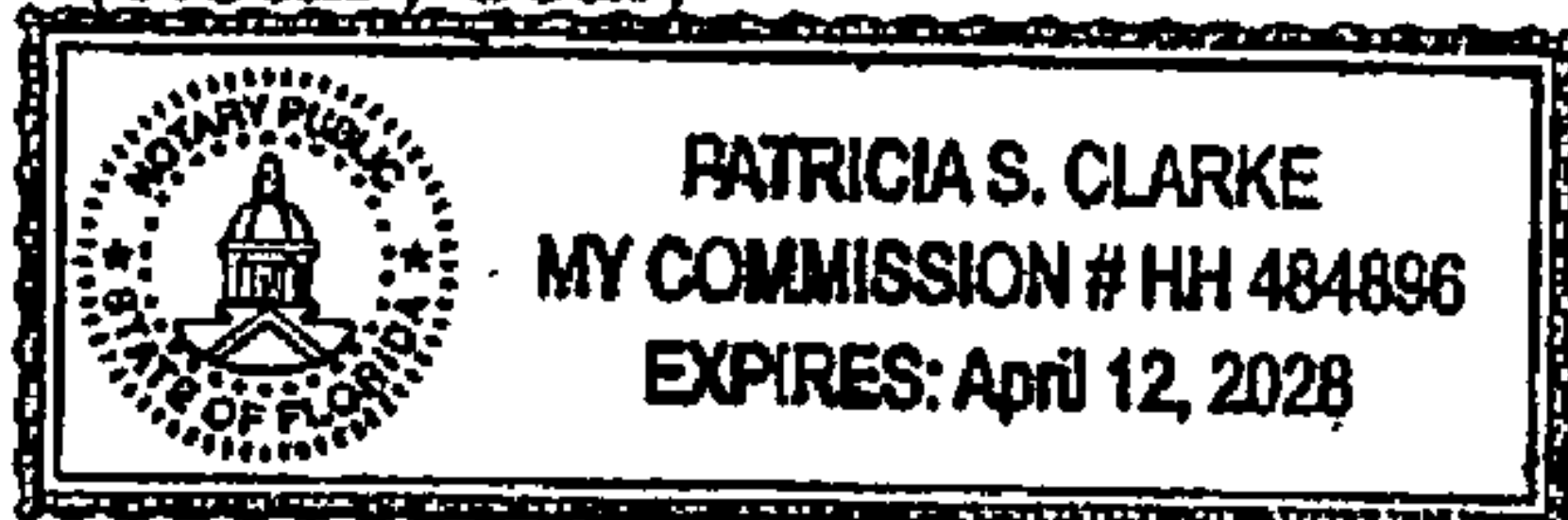
Patricia S. Clarke
Witness Name: PATRICIA S. CLARKE

Witness Address: 2033 Main #400
Sarasota FL 34237

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of May 2026 by ANDREW CHARABIN, Manager of ADJ SUNCOAST, LLC, a Florida Limited Liability Company, who is personally known to me or who have produced Drivers License as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Patricia S. Clarke
Signature of Notary Public

Patricia S. Clarke
Print Name of Notary Public

I am a Notary Public of the State of Florida and my commission expires on 4/12/2028