

6/8/2026 3:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504574

This Document Prepared By and Return to:
Cheryl V. Gilmore
Heritage Title Agency, Inc.
8784 E. State Rd. 70, Suite 103
Bradenton, FL 34202

Doc Stamp-Deed: \$2,905.00

Parcel ID Number: 0029083079

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture, Made this 8th day of June, 2026 A.D., Between ABC FAMILY, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, with mailing address of P.O. Box 25334, Sarasota, FL 34277 of the County of Sarasota, State of Florida, grantor, and MARILYN ANN DONAHUE, unmarried, with mailing address of 3454 Yonge Ave., #79, Sarasota, FL 34235, of the County of Sarasota, State of Florida, grantee.

Witnesseth that the GRANTOR for and in consideration of the sum of **TEN DOLLARS (\$10) DOLLARS**, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Sarasota, State of Florida** to wit:

Unit 79 of THE VILLAGE AT BEEKMAN PLACE SECTION 1, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2348, Page(s) 2795, and all amendments thereto, and as per plat thereof recorded in Condominium Book 29, Page 33, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

SUBJECT TO: Covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; Taxes and assessments for the year 2026 and subsequent years; And to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

Signed, sealed and delivered in our presence:


Printed Name: Ariana E. Gibbs
Witness
Address: 235 Coconut Ave
Sarasota, FL 34236

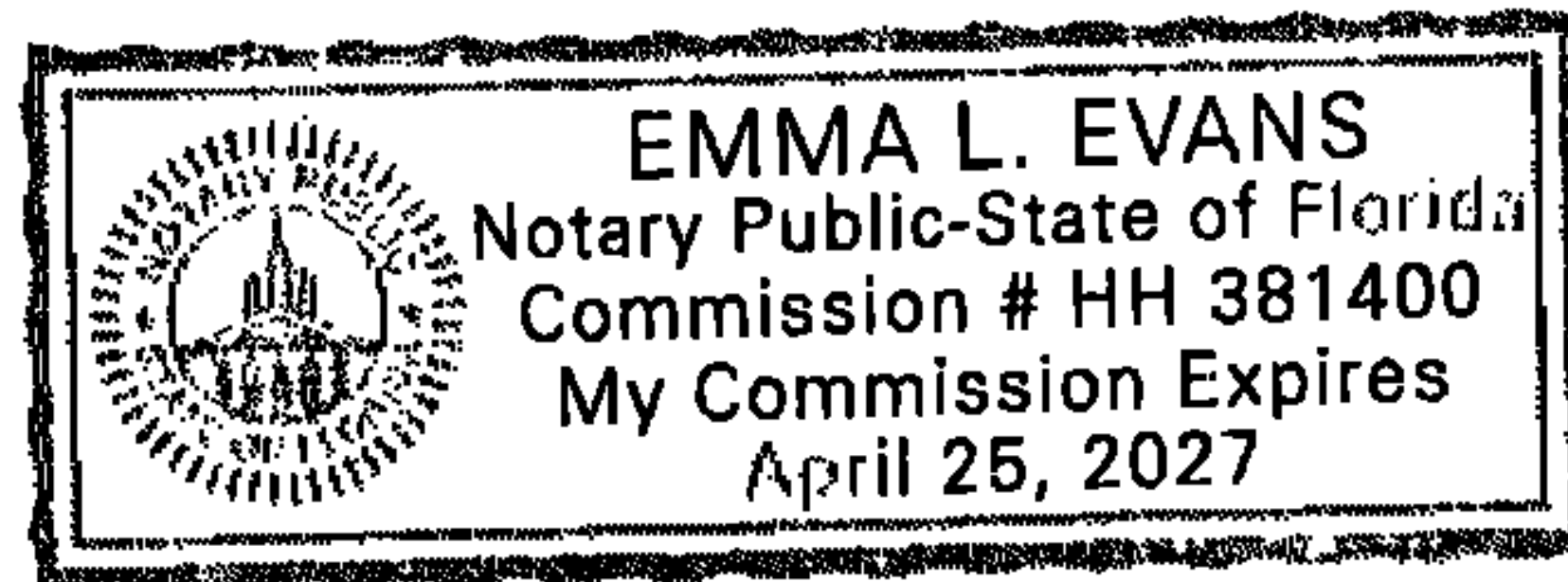
ABC FAMILY, LLC, A NORTH
CAROLINA LIMITED LIABILITY
COMPANY

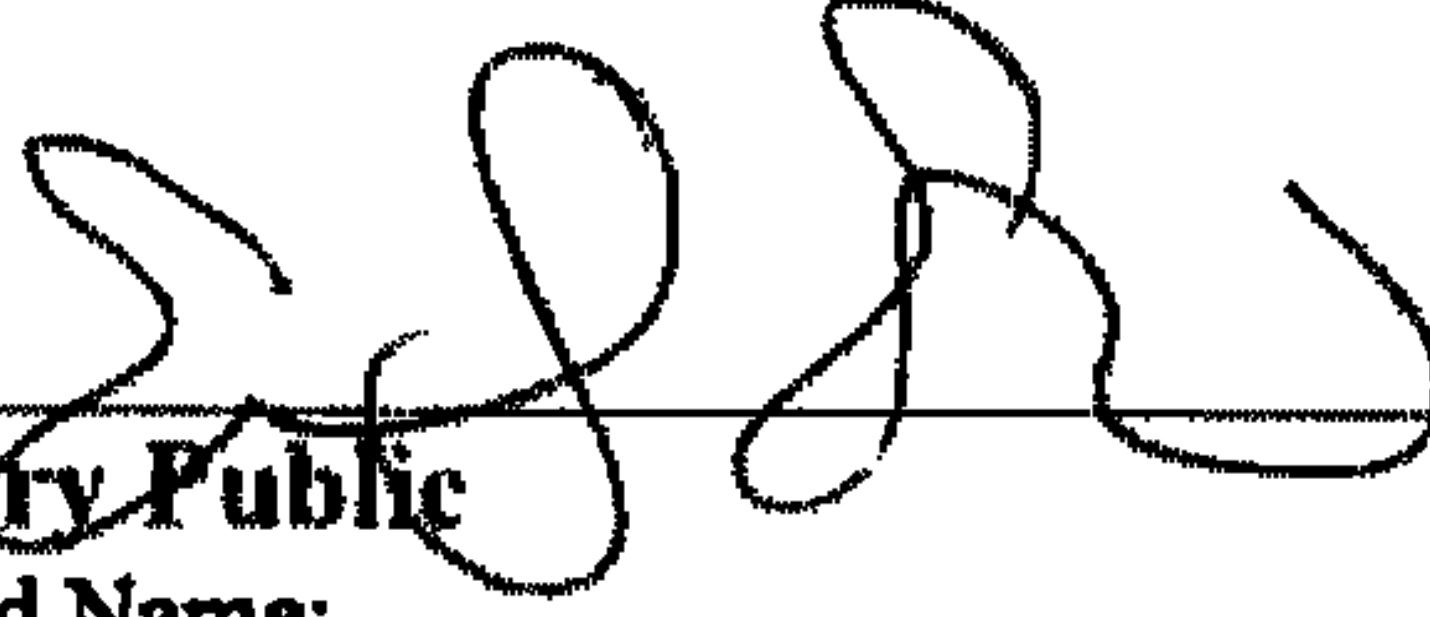
By: DAVID BALOT, MANAGER MOR


Printed Name: Armen Boyajian
Witness
Address: 2017 Fiesta Dr, Suite 201
Sarasota FL 34231

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of **June, 2026**, by **DAVID BALOT, MANAGER of ABC FAMILY, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY on behalf of the limited liability company** who ☒ is personally known to me or ☐ has produced his **Florida driver's license** as identification.




Notary Public
Printed Name: _____
My Commission Expires: _____