

6/8/2026 4:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504674

Prepared by and return to:
Christopher D. Smith, Sr., Esq
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SmithLaw Attorneys PA
1561 Lakefront Dr. Suite 204
Sarasota, FL 34240
(941) 202-2222
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File Number: 2026.052

Doc Stamp-Deed: \$4,200.00

PID: 2010084004
Consideration: \$600,000.00

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Warranty Deed

This Warranty Deed is this 8th day of June, 2026 between **FL Golden Gate, LLC, a Virginia limited liability company**, whose post office address is 4100 Monument Corner Dr Suite 420, Fairfax, VA 22030, grantor, and **OM VASTRA LLC, a Florida limited liability company**, whose post office address is 35 Watergate Dr Unit 1604, Sarasota, FL 34236, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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, conveyed, transferred and sold to the said grantee, and grantee's heirs and assigns forever, all of grantor's right, title and interest in the following described land, which is situate, lying and being in Sarasota County, Florida, to-wit:

Unit 32 of Marina View, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3017, Page(s) 1260, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 2010-08-4004

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

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:

Kenneth W. Nieding
Witness
Printed Name: Kenneth W. Nieding
P.O. Address: 2708 Bay Dr.
Bradenton FL 34207

FL Golden Gate, LLC, a Virginia limited liability company

By: Jeffrey T. Valcourt Managing Member
Jeffrey T. Valcourt, Managing Member

Stacianne A. Nieding
Witness
Printed Name: Stacianne A. Nieding
P.O. Address: 2708 Bay Drive
Bradenton, Florida 34207

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of June, 2026 by Jeffrey T. Valcourt, Managing Member of FL Golden Gate, LLC, a Virginia limited liability company who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]

Stacianne A. Nieding
Notary Public
Print Name: Stacianne A. Nieding
My Commission Expires: 02-03-2030

