

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026078876 2 PG(S)**

6/10/2026 2:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505571



Doc Stamp-Deed: \$3,640.00

Prepared by and Return to:
Jennifer Whay , an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 266914-90

WARRANTY DEED

This indenture made on **June 10, 2026** by **ASCG Florida LLC, a Florida limited liability company**, whose address is: 5020 Clark Rd. STE 310, Sarasota, FL 34233 hereinafter called the "grantor", to **Constantin Costan, a married man and Dana Luiza Molnar and Denise Nellie Avram, as joint tenants with rights of survivorship**, whose address is: 104 Chestnut St., Reading, PA 19606, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Lot 24, ASHTON MEADOWS, according to the Plat thereof, recorded in Plat Book 52, Page(s) 100 through 103, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0091140036**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

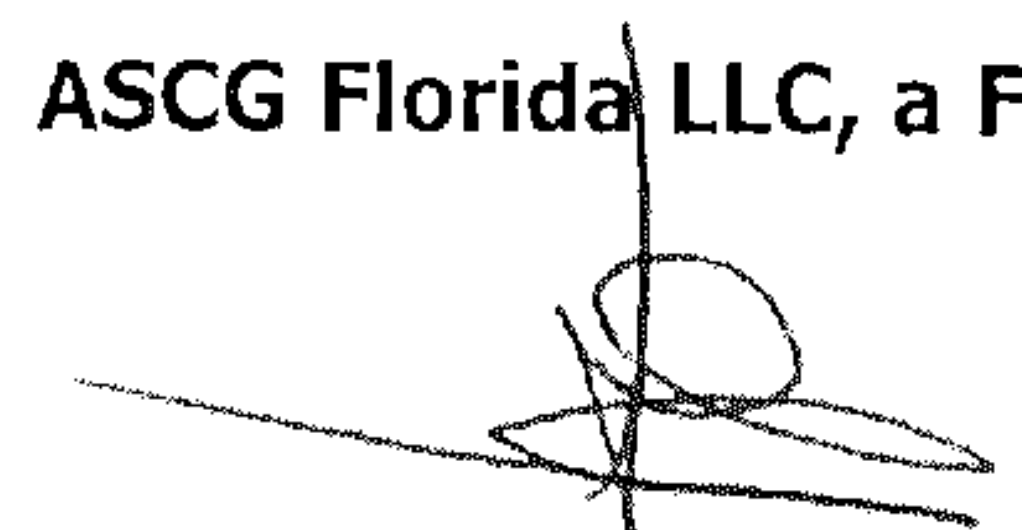
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

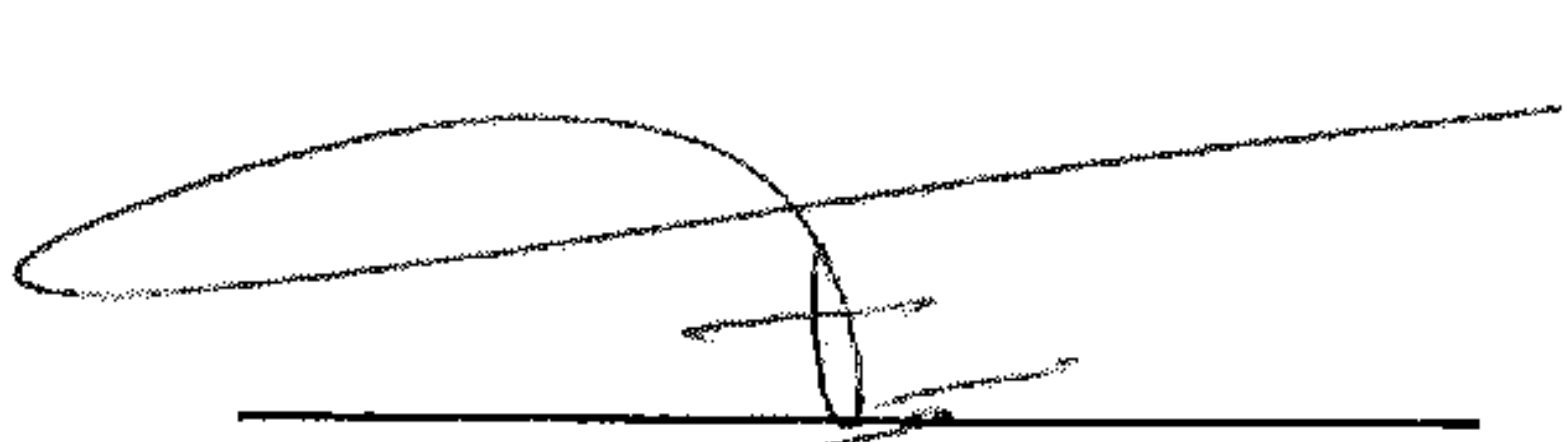
To Have and to Hold, the same in fee simple forever.

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 31st of 2025.

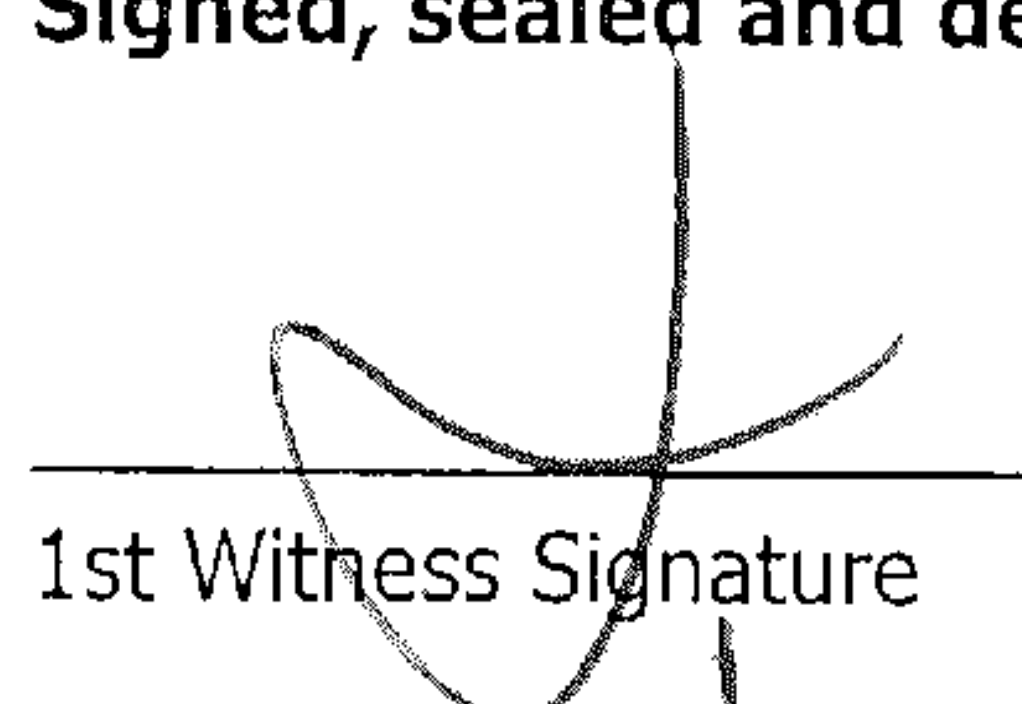
In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

ASCG Florida LLC, a Florida limited liability company


By Sandrine Maquet, Member


By Arnaud Foucher, Member

Signed, sealed and delivered in our presence:


1st Witness Signature

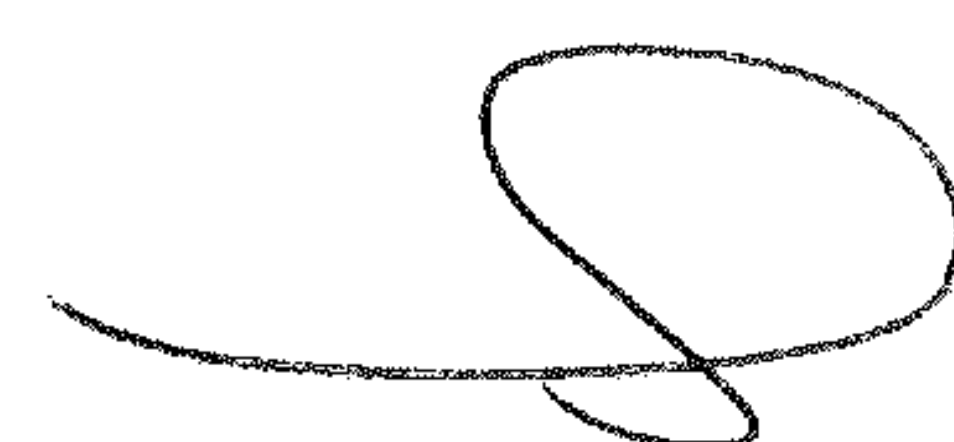
Print Name: Jennifer Whay

Address: 2300 Bee Ridge Rd. STE 305

Sarasota, FL 34239

State of FL

County of Sarasota

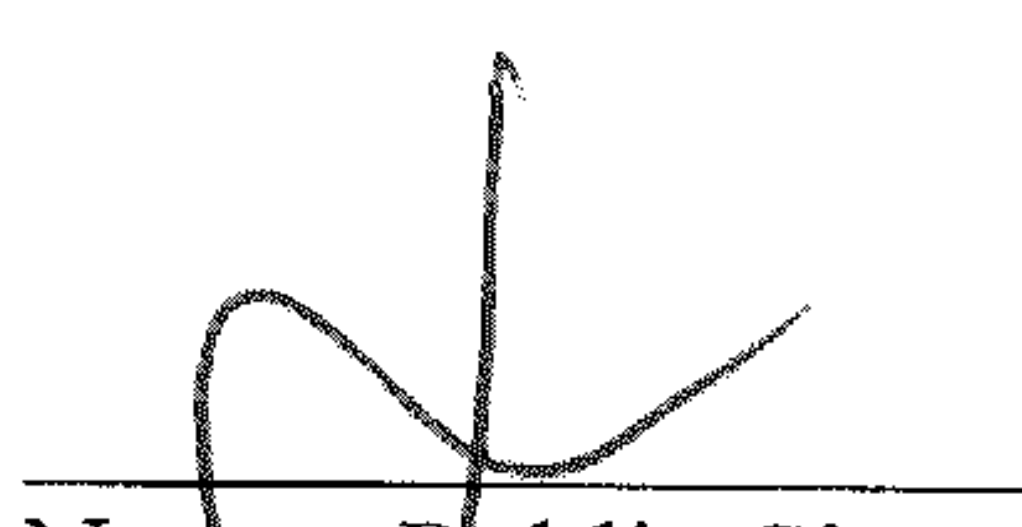

2nd Witness Signature

Print Name: Nicole Maes

Address: 2300 Bee Ridge Rd. STE 305

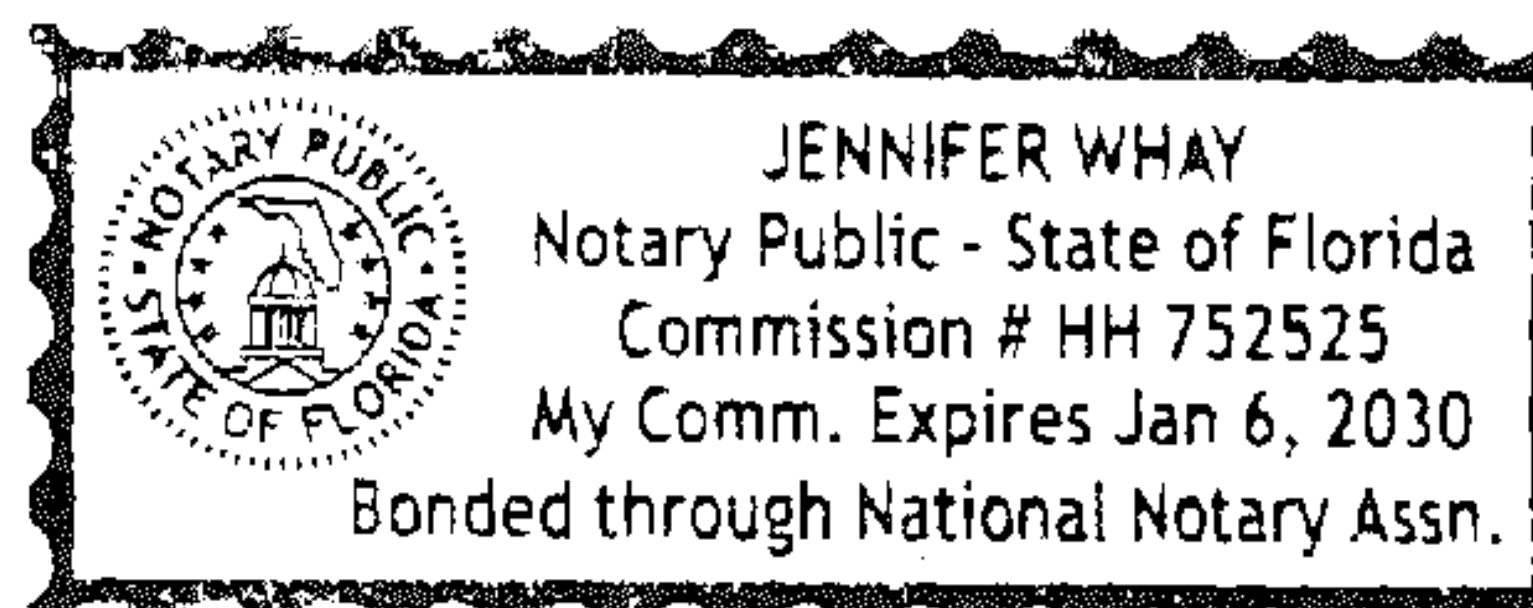
Sarasota, FL 34239

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization on 6/10/26, by **Sandrine Maquet and Arnaud Foucher, Members of ASCG Florida LLC, a Florida limited liability company**, who ☐ are personally known to me or who ☐ produced a valid DL as identification.


Notary Public Signature

Printed Name:

My Commission Expires:



(NOTARY SEAL)