

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026078971 2 PG(S)

6/10/2026 3:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505642

CONSIDERATION: \$1,950,000.00

DOC TAX: \$13,650.00

RECORD: \$18.50

PARCEL ID NO.: 0011084041

Doc Stamp-Deed: \$13,650.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 10th day of June 2026, by and between **545 SANCTUARY, LLC, a Florida limited liability company**, hereinafter referred to as Grantor, whose post office address is 114 East 72nd Street, New York, NY 10021, and **JEFFREY A. PAYNE and CASSIE MARIE PAYNE, husband and wife**, hereinafter referred to as Grantee, whose post office address is 6921 Chestnut Ridge Drive, Argyle, TX 76226.

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:

Unit B-806, Sanctuary III at Longboat Key Club, a condominium, according to the Declaration of Condominium recorded in Official Records Book 2315, Pages 1708, et seq., and all amendments thereto, if any; and according to the plat thereof as recorded in Condominium Book 29, Pages 27, 27A through 27I, inclusive, and all amendments thereto, if any, in the 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:

[Signature]
Witness Name: CRAIG FELDMAN

Witness Address: 165 E. 72ND ST
APT 6L NY NY 10021

[Signature]
Witness Name: ARISTO CURENIA

Witness Address: 114 EAST 72ND
STREET N.Y N.Y 10021

545 SANCTUARY, LLC, a Florida limited liability company

By: Janice Katz
Janice Katz, Manager

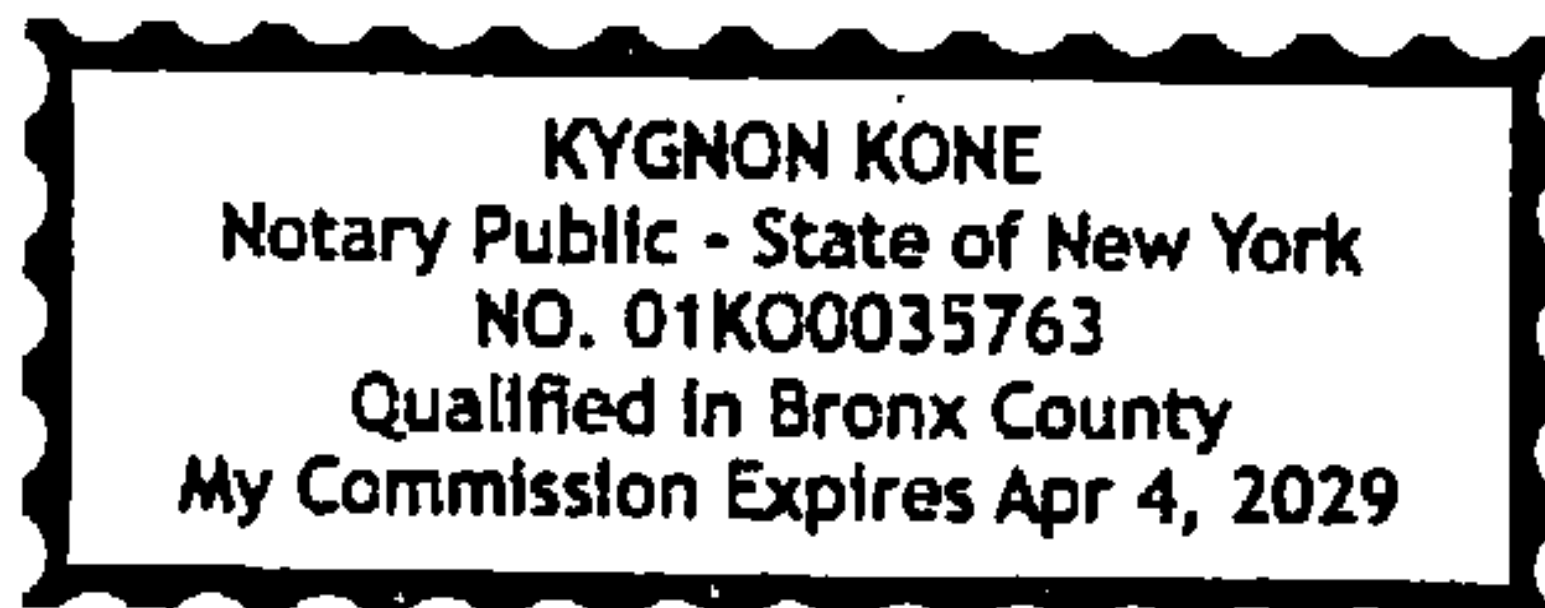
STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of June 2026 by Janice Katz, in her capacity as Manager of 545 SANCTUARY, LLC, a Florida limited liability company, who is personally known to me or who have produced NY DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

[Signature]
Signature of Notary Public

(Notary Seal)

Kygnon Kone
Print Name of Notary Public



I am a Notary Public of the State of NEW YORK and my commission expires on 04/04/29