

6/15/2026 4:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507750

Doc Stamp-Deed: \$2,450.00

Prepared by and Return to:
Eddisse Turner
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

File No.: NP-2026-3098
Parcel ID Number: 0956144906

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WARRANTY DEED

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

This indenture made the 15th day of June, 2026 between LUMA S2 PROPERTIES LLC, a Florida Limited Liability Company, whose post office address is 6735 Conroy Windermere Road, Suite 301, Orlando, FL 32835, of the County of Orange, State of Florida, Grantor, to Vasyl Hoshii, a single man, whose post office address is 4422 Badali Road, North Port, FL 34286, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 6, Block 1449, 29th Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 15, Page(s) 13, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Robin Fulghum

WITNESS 1 SIGNATURE
PRINT NAME: Robin Fulghum

WITNESS 1 ADDRESS:
13518 Deer Creek Rd
Ashland, VA 23005

Andrew Ray Yon
WITNESS 2 SIGNATURE
PRINT NAME: Andrew Ray Yon

WITNESS 2 ADDRESS:
11357 Nuckols Rd #1087
Glen Allen, VA 23059

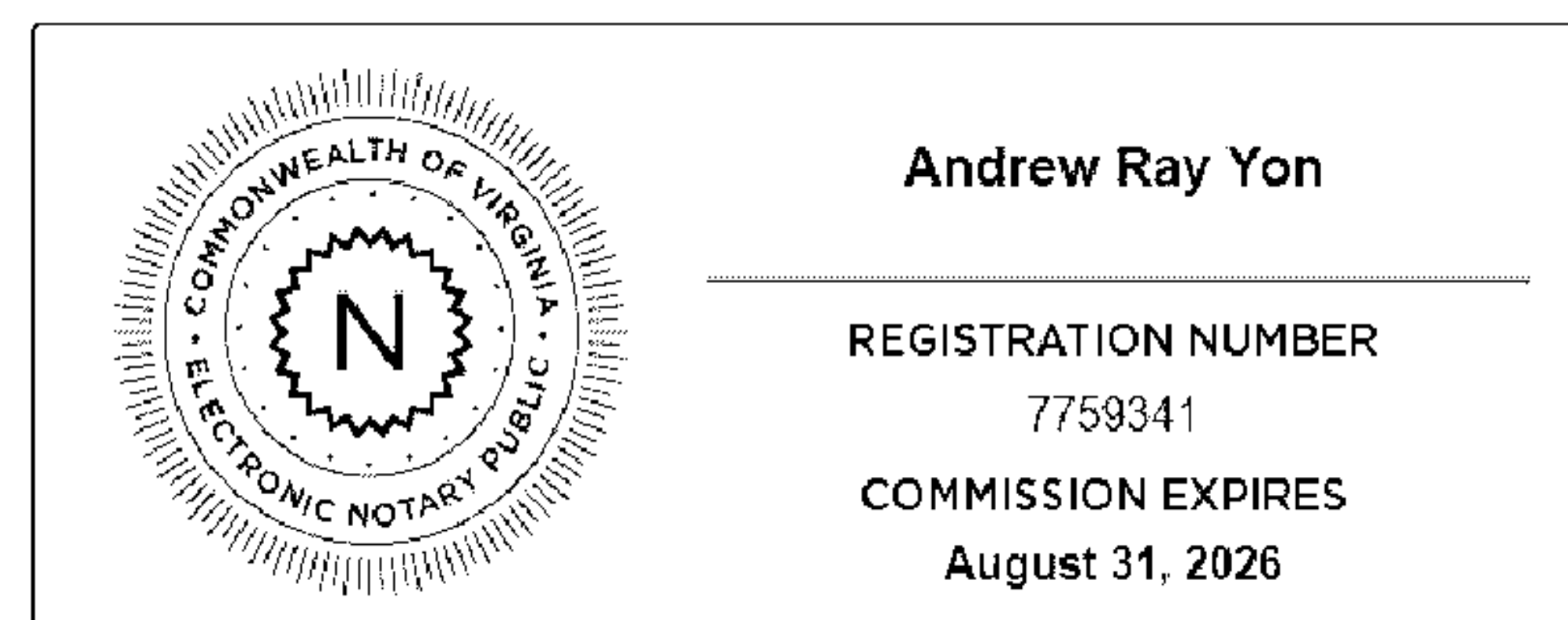
Commonwealth of Virginia
County of Hanover

LUMA S2 PROPERTIES LLC, a Florida
Limited Liability Company

By: *[Signature]*
Marcelo Santos, Registered Agent /
Manager

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 9th day of June, 2026, by Marcelo Santos, Registered Agent / Partner of LUMA S2 PROPERTIES LLC, a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

Andrew Ray Yon
Signature of Notary Public
Andrew Ray Yon
Print, Type/Stamp Name of Notary



(NOTARY SEAL)

Notarized by USA Notary Services LLC using online audio/video communication