

6/18/2026 2:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509625

Prepared by and Return to:
MacLean Holloway Doherty & Sheehan, P.C.
8 Essex Center Drive
Peabody MA 01960
(978) 774-7123

Tax Parcel I.D. 0443051037

GENERAL WARRANTY DEED

Made this 18TH day of JUNE, 2026 by **Mark J. Melkonian and Claire E. Melkonian, as Trustees of The Melkonian Family Investment Trust**, a Massachusetts Trust dated May 2, 2023, as the same may from time to time be amended, with a mailing address of: 5 Johnston Circle, Reading, MA 01867, hereinafter called the grantor, to **Mark J. Melkonian and Claire E. Melkonian, husband and wife**, whose post office address is: 5 Johnston Circle, Reading, MA 01867, hereinafter called the 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)

Witnesseth, that said 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, viz:

Unit 37, Augusta Villas at the Plantation, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1455, Page 538 and amendment recorded in Official Records Book 1458, Page 634, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0443051037**

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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Signature above

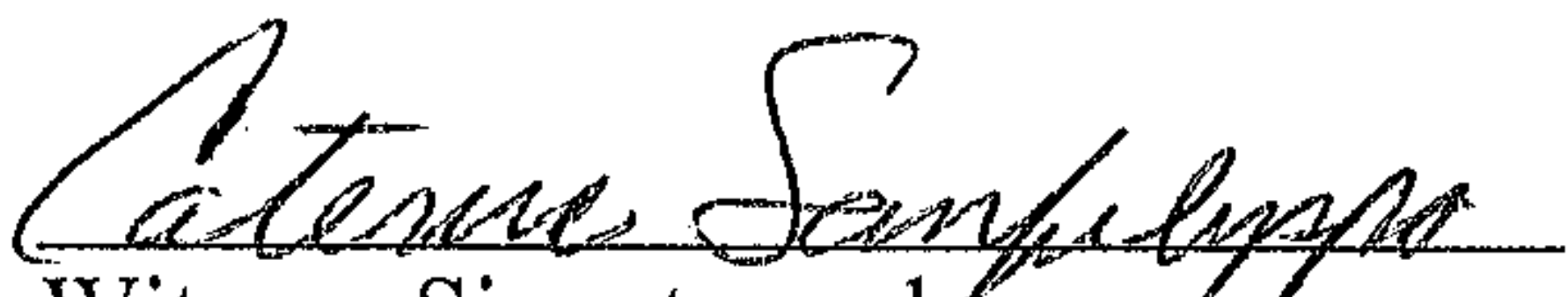
Witness print name below:

ANITA J. FREED

Witness address:

2 ABBOTT ST.

DANVERS, MA 01923

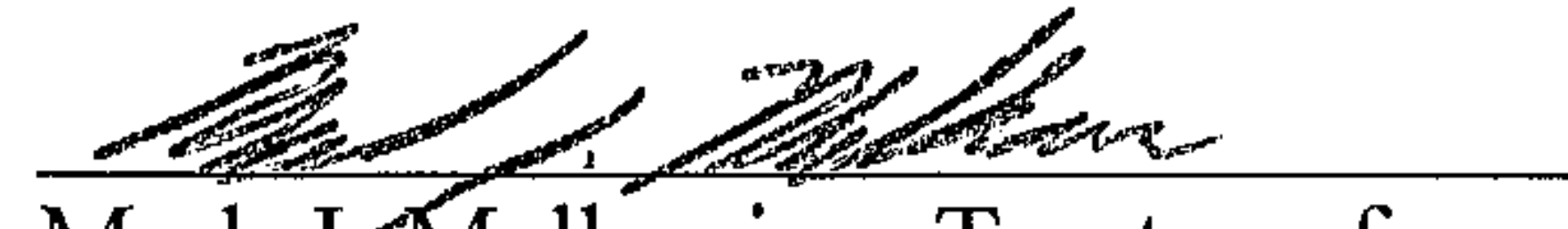

Witness Signature above

Witness print name below:

Caterina Sandilippo

Witness address:

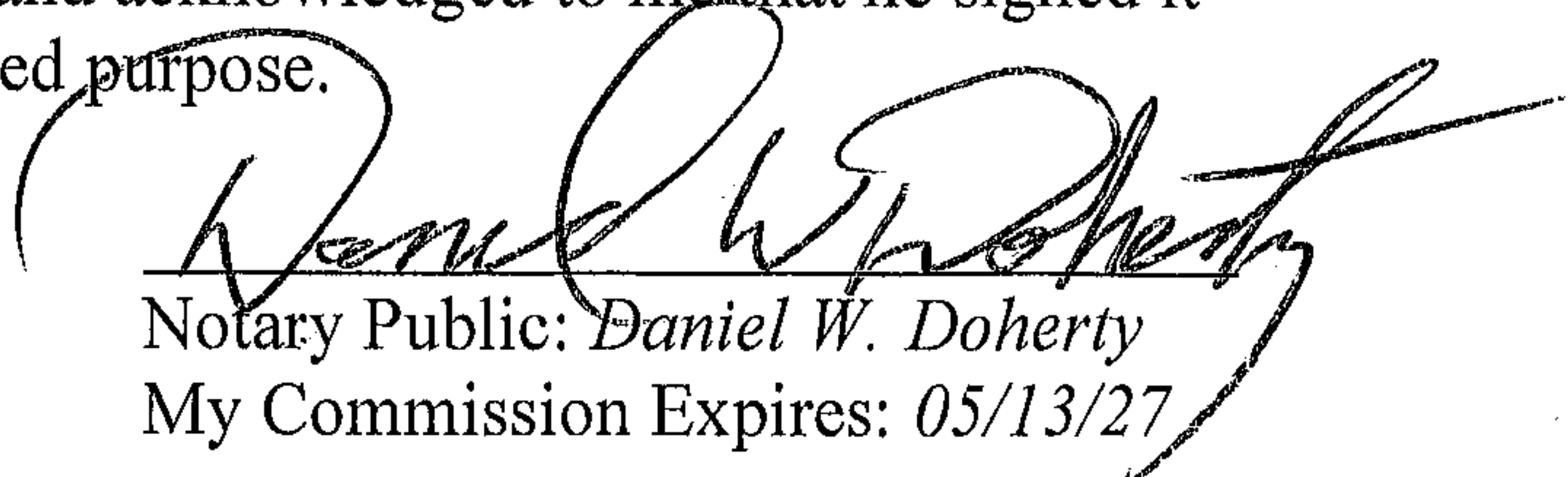
19 Prospect Street
Gloucester, MA 01930

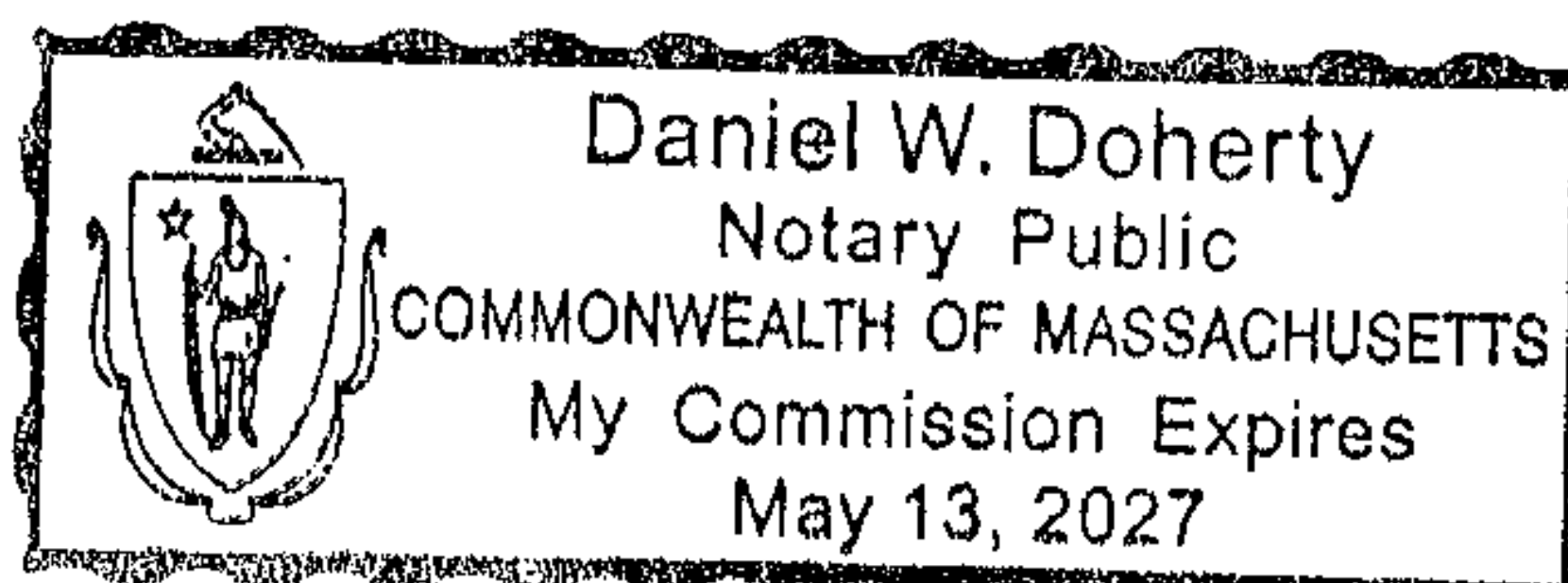

Mark J. Melkonian, Trustee of
The Melkonian Family Investment Trust
as aforesaid
5 Johnston Circle, Reading, MA 01867

THE COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 18th day of JUNE, 2026, before me, the undersigned notary public, personally appeared Mark J. Melkonian, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily in his capacity as Trustee for its stated purpose.


Notary Public: Daniel W. Doherty
My Commission Expires: 05/13/27



In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Signature above

Witness print name below:

Doug Prentice

Witness address:

19 Basin Front Dr
Newbury MA


Witness Signature above

Witness print name below:

Ann Marie Doris

Witness address:

63 Paris St
Medford, MA 02155

STATE OF Massachusetts

County of Middlesex, ss.

On this 16 day of June, 2026, before me, the undersigned notary public, personally appeared Claire E. Melkonian, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily in her capacity as Trustee for its stated purpose.


Notary Public: Giovanni A. Martins
My Commission Expires: 3/18/2033

