

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026085050 2 PG(S)**

6/22/2026 4:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510863

Doc Stamp-Deed: \$140.00

Prepared by and return to:

Patrick Rosenbaum

Premier Title of Florida

17827 Murdock Circle

Suite A

Port Charlotte, FL 33948

File No PTF-26-189

Parcel Identification No 0960114512

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

This indenture made the 22nd day of June, 2026 between American Estate & Trust FB0 Frank Rainey IRA, whose post office address is 6900 Westcliff Drive, Suite 603, Las Vegas, NV 89145, of the County of Clark, Nevada, Grantor, to Martin Lesko, whose post office address is 2429 Tangerine Drive, Sarasota, FL 34239, of the County of Sarasota, 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 12, Block 1145, Twenty-Fifth Addition to Port Charlotte Subdivision, according to the plat thereof as recorded in Plat Book 15, Pages 2, 2A through 2Q, inclusive, of the Public Records of Sarasota County, Florida.

The grantor herein certifies that the above property is vacant and unimproved land and is not a part of nor contiguous to any homestead of the grantor.

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:

American Estate & Trust FBO Frank Rainey IRA
Tax ID number 20-8936642

By: [Signature]

Print Name: Brent Hayashida

Its: Trust Officer

6900 Westcliff Dr., #603

Las Vegas, NV 89145

WITNESS 1 ADDRESS

6900 Westcliff Dr., #603

Las Vegas, NV 89145

WITNESS 2 ADDRESS

[Signature]
WITNESS
PRINT NAME: Monica Oyama

[Signature]
WITNESS
PRINT NAME: Shauna Rosario

STATE OF Nevada
COUNTY OF Clark

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th
day of June, 2026, by Brent Hayashida of American Estate & Trust, ☒ who is personally known to me or
☐ who has produced _____ as identification.

[Signature]
Signature of Notary Public

Vickie McCoy-Tolliver
Print, Type/Stamp Name of Notary

