

7/7/2026 5:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3516849

Doc Stamp-Deed: \$13,650.00

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300
File Number: 26-046.S

WARRANTY DEED

This Indenture, made on this 7th day of July 2026 by Demarcay Development SPE, LLC, a Delaware limited liability company, whose address is 257 E. Main St., Ste. 200, Barrington, Illinois 60010, hereinafter called the grantor, to Sanctum Holdings, LLC, a Florida limited liability company whose address is 1991 Main St., Unit 331, Sarasota, Florida 34236, hereinafter called the grantee:

(Whenever used herein the term "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 the grantor, for and in consideration of the sum of **One Million Nine Hundred Fifty Thousand Dollars & No Cents, (\$1,950,000.00)** 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 NO. CU-1, OF THE DEMARCAY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2024140179 AND AS PER CONDOMINIUM BOOK 50, PAGE 52, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: 2027057040

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

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

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 current year taxes.

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

Witnesses:

Witness Signature [Signature]

Witness Printed Name John Benson Jr

Witness Address 257 E. Main Street
Burrington, IL 60010

Witness Signature [Signature]

Witness Printed Name Jaime Gudino

Witness Address 257 E Main St
Burrington IL 60010

Demarcay Development SPE, LLC, a Delaware limited liability company

By: **GK Development, Inc., an Illinois corporation, its Manager**

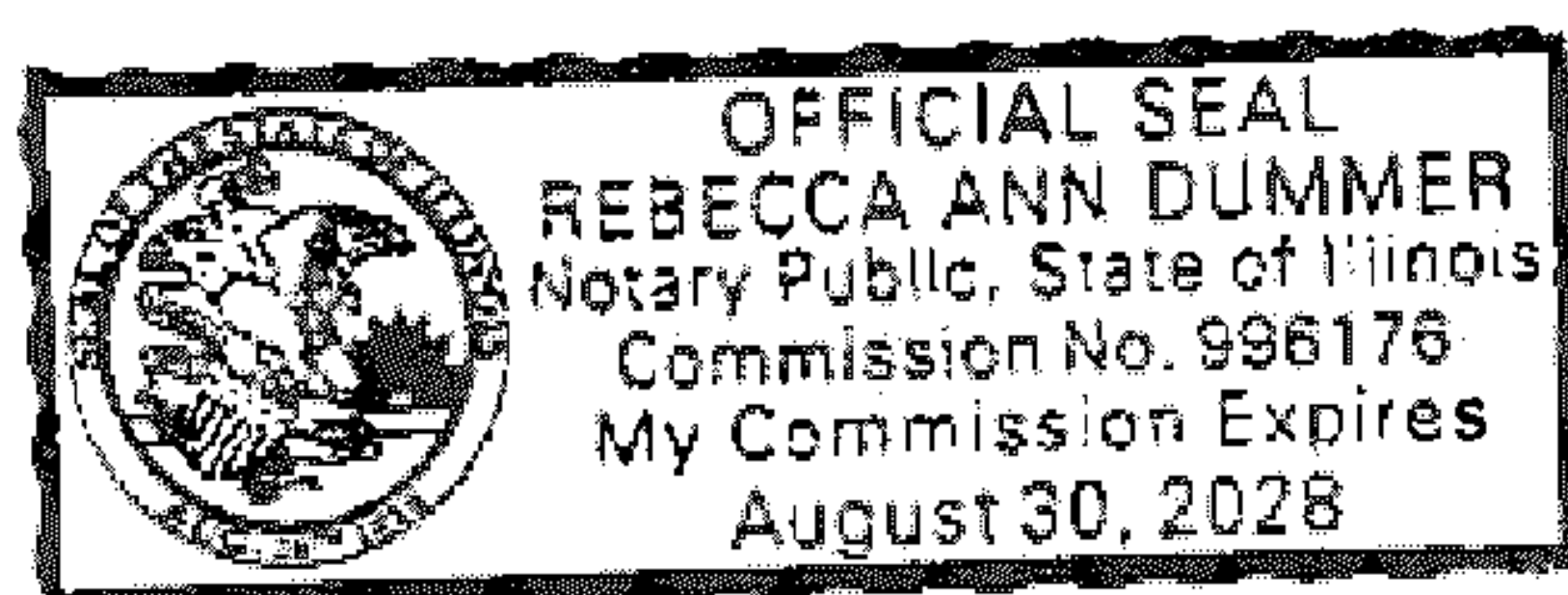
By: [Signature]
Garo Kholamian, President

STATE OF Illinois

COUNTY OF Cook

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization on July 1st, 2026, by Garo Kholamian as President of GK Development, Inc., an Illinois corporation, Manager of Demarcay Development SPE, LLC, a Delaware limited liability company, who (X) is personally known to me or who () has produced _____ as identification.

SEAL:



[Signature]
Notary Public - Signature
Print Name: Rebecca Ann Dummer
My Commission Expires: August 30, 2028