

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026092811 2 PG(S)

Prepared by and Return to:
Sheri L. Wills
MTI Title Insurance Agency, Inc.
3066 University Parkway
Sarasota, FL 34243

7/8/2026 12:29 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3517087

-Incidental to the issuance of title insurance

Doc Stamp-Deed: \$21,350.00

Property Appraiser's Parcel ID #2038080043
File- MFL-2275900
Consideration Amount \$3,050,000.00

CORPORATE WARRANTY DEED

This Indenture, Made this July 7, 2026, between Hundredfold Developments, LLC, a Florida Limited Liability Company, whose business address is: 741 S Orange Ave, Sarasota, FL 34236, hereinafter called the "Grantor"*, and Simon Kvasnyuk and Elena Kvasnyuk, a married couple, whose address is: 1966 Wisteria Street, Sarasota, FL 34239, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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 County, FL, and being further described as follows:

The Easterly 25 feet of Lot 39 and all of Lot 41, Block "D", DeSota Park, according to the plat thereof, as recorded in Plat Book 1, Page 61, of the Public Records of Sarasota County, Florida.

MORE COMMONLY KNOWN AS: 1966 Wisteria Street, Sarasota, FL 34239

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

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

WITNESSES:

[Signature]

Witness #1 Signature

S. Wills

Witness #1 Print Name

3060 University Pkwy

Witness #1 Address

Sarasota FL 34243

Witness #1 City, State, Zip Code

[Signature]

Witness #2 Signature

Ramela Bonds

Witness #2 Print Name

411 Commercial Ct Ste A

Witness #2 Address

Venice FL 34292

Witness #2 City, State, Zip Code

**THIS DEED IS NOT VALID WITHOUT THE
PRINTED NAME, SIGNATURE, AND ADDRESS OF
THE WITNESSES PURSUANT TO F.S. 695.26**

State of Florida ; County of Sarasota

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 6th day of July, 2026 by: Rodrigo Trepp as Manager(s) of Hundredfold Developments, LLC, a Florida Limited Liability Company, who is/are authorized to execute the forgoing instrument, and is/are personally known by me or who has/have produced Drivers License as identification.

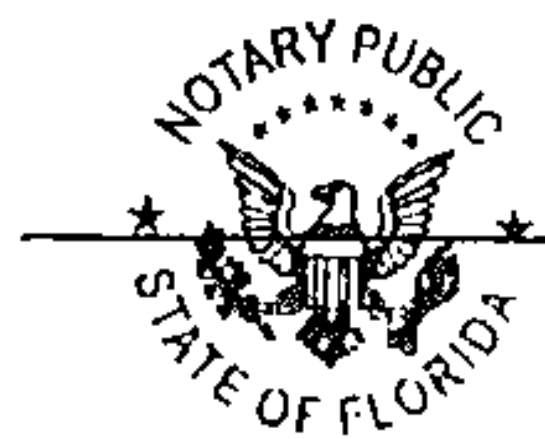
[Signature]
Notary Public

GRANTOR(S):

Hundredfold Developments LLC, a Florida limited liability company

By: [Signature] **Rodrigo Trepp, as manager**

My Commission Expires:



SHERIL L. WILLS
Commission # HH 666336
Expires June 8, 2029