

7/10/2026 12:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518250

Incident to the issuance of title insurance.

Prepared by and return to:

Stephanie Flint

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750426-05000

Doc Stamp-Deed: \$3,150.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed, dated July 8, 2026 by **Craig R. Sinanian and Emily Kaufman, individually Husband and Wife and as Co-Trustees of the Kaufman Living Trust, dated December 6, 2024**, hereinafter called the Grantor, to **Theodore Malkasian and Susan Lynn Malkasian, Husband And Wife**, who has a mailing address of 189 Bella Vista Terrace, Unit A, North Venice, FL 34275 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

UNIT 4D, CAPPELLO I AT VENETIAN GOLF & RIVER CLUB, A CONDOMINIUM, according to the Declaration of Condominium recorded in Instrument No. 2005274219, as amended from time to time, together with an undivided interest in and to the Common Elements of the Public Records of SARASOTA County, Florida.

Parcel Identification Number: 0373022016

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Kaufman Living Trust, dated December 6, 2024

Craig R Sinanian
By: Craig R. Sinanian, individually and as
Co-Trustee
After Closing Address:

542 Robin Dr
Corte Madera, CA 94925

Christine Leask
Witness: (Signature)

Printed Name

Address

City, State, Zip

Sam Hoffman
Witness: (Signature)

Printed Name

Address

City, State, Zip

STATE OF:

COUNTY OF:

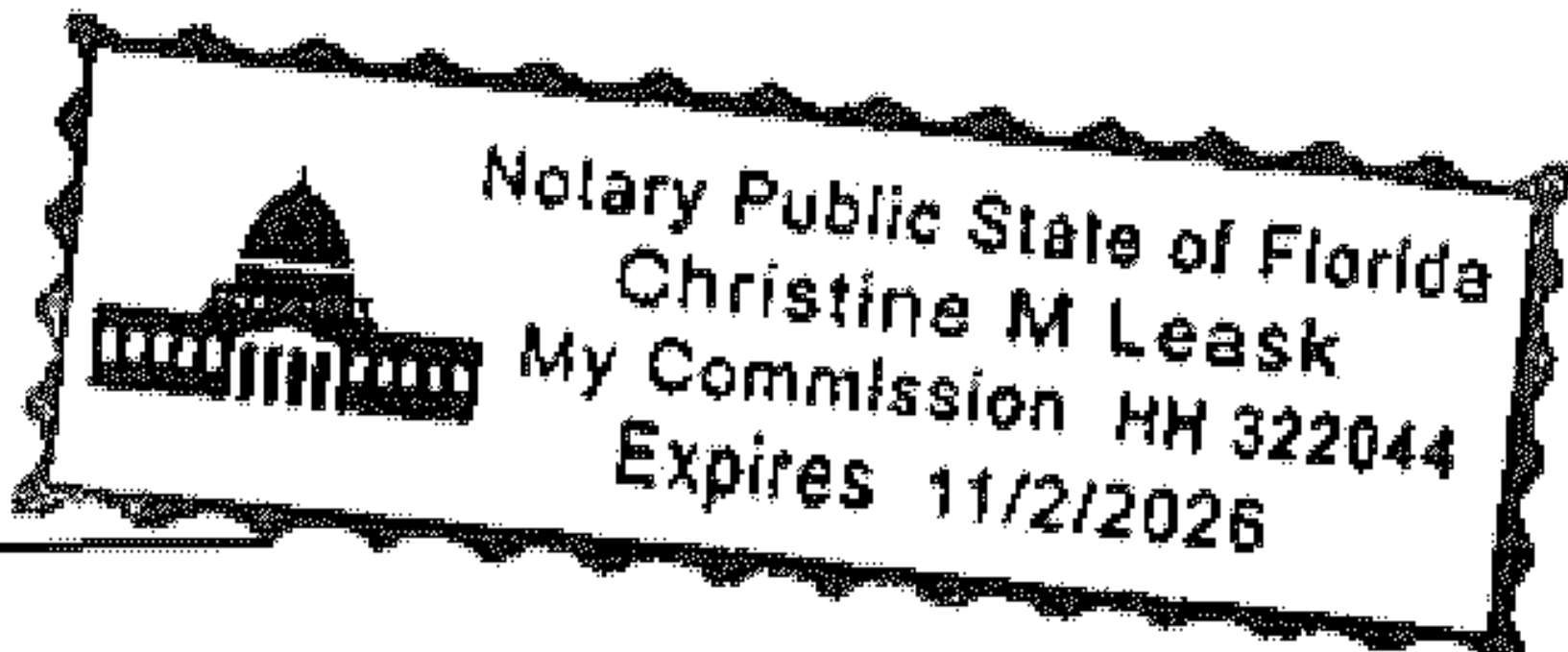
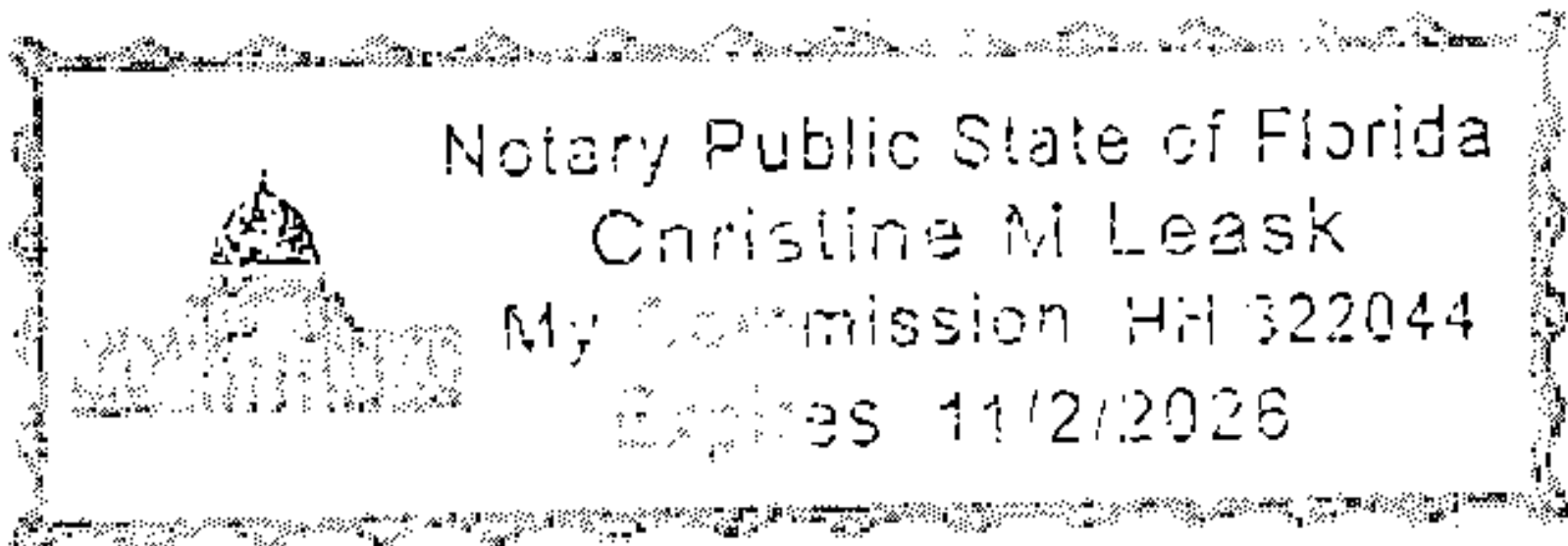
The foregoing instrument was acknowledged on 7/7/2026 by means of ☒ physical presence or
() online notarization By: Craig R. Sinanian, individually and as Co-Trustee of Kaufman Living Trust, dated
December 6, 2024

who is () personally known to me; or (X) produced a DL license as identification.

[Signature]
Notary Public (signature)

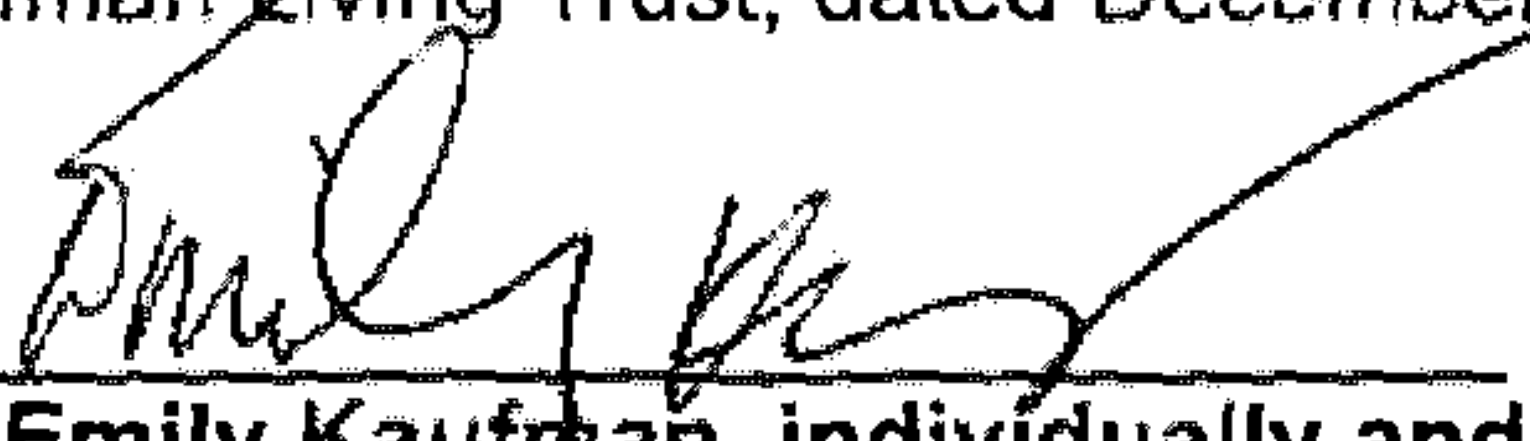
Print Name:

My Commission Expires:



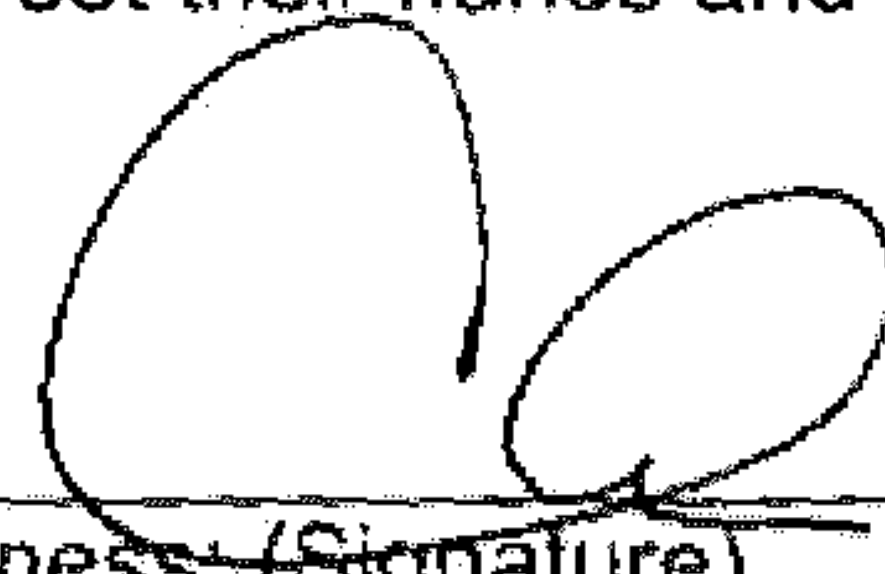
IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Kaufman Living Trust, dated December 6, 2024


By: Emily Kaufman, individually and as Co-Trustee

After Closing Address:

Address: 542 Robin Dr.
City, State Zip: Corte Madera, CA 94925


Witness: (Signature)

Printed Name

Address

City, State, Zip


Witness: (Signature)

Printed Name

Address

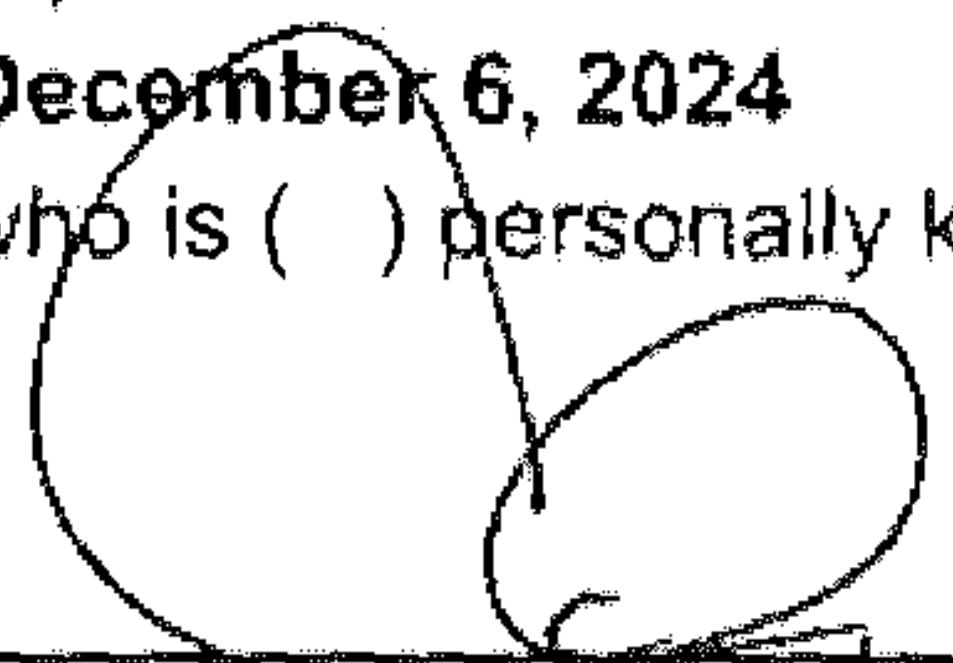
City, State, Zip

STATE OF:

COUNTY OF:

The foregoing instrument was acknowledged on 7/7/26 by means of ☒ physical presence or ☐ online notarization By: Emily Kaufman, individually and as Co-Trustee of Kaufman Living Trust, dated December 6, 2024

who is ☐ personally known to me; or ☒ produced a DR license as identification.


Notary Public (signature)

Print Name:

My Commission Expires:

Notary Public State of Florida
Christine M Leask
My Commission HH 322044
Expires 11/2/2026

Notary Public State of Florida
Christine M Leask
My Commission HH 322044
Expires 11/2/2026