

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097612 2 PG(S)**

**Prepared By and Return To:
The Law Office of Andrew W. Rosin, PA
Andrew W. Rosin, Esq.
1966 Hillview Street
Sarasota, Florida 34239**

**7/17/2026 2:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3521199**

Consideration: \$3,250,000.00

Doc Stamp-Deed: \$22,750.00

WARRANTY DEED

Made this **JULY 17, 2026** by **MENARD PROPERTIES LLC, A LIMITED LIABILITY COMPANY**, whose post office address is: 1867 BARBER ROAD, SARASOTA, FLORIDA 34240, hereinafter called the grantor, to **ACR 81 PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is: 3244 GLENNA LANE, SARASOTA, FLORIDA 34239, 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 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:

LOTS 16 AND 17, FRUITVILLE PARK OF COMMERCE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE(S) 18, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**PARCEL ID NUMBER: 0217140007
PROPERTY ADDRESS: 7600 ARTEMUS CIR, SARASOTA, FLORIDA 34240**

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

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

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The individual executing this instrument on behalf of Grantor covenants and agrees that he is the Manager of the Grantor, and has full right and authority to execute this instrument on behalf of Grantor.

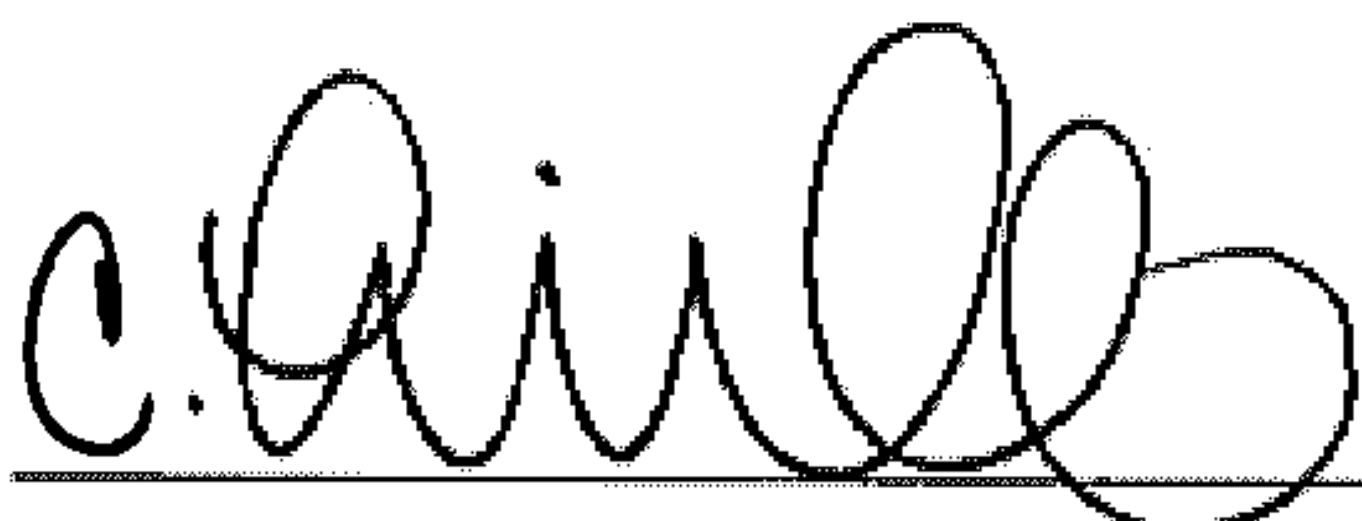
TO HAVE AND TO HOLD, the same in fee simple forever.

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:

**MENARD PROPERTIES LLC,
A LIMITED LIABILITY COMPANY**

Witness (1) Sign 

Witness (1) Printed Name **Chastaty Lineback**

Witness (1) Address _____

1966 Hillview St., Sarasota, FL 34239


ANDREW J. MENARD, MANAGER

Witness (2) Sign 

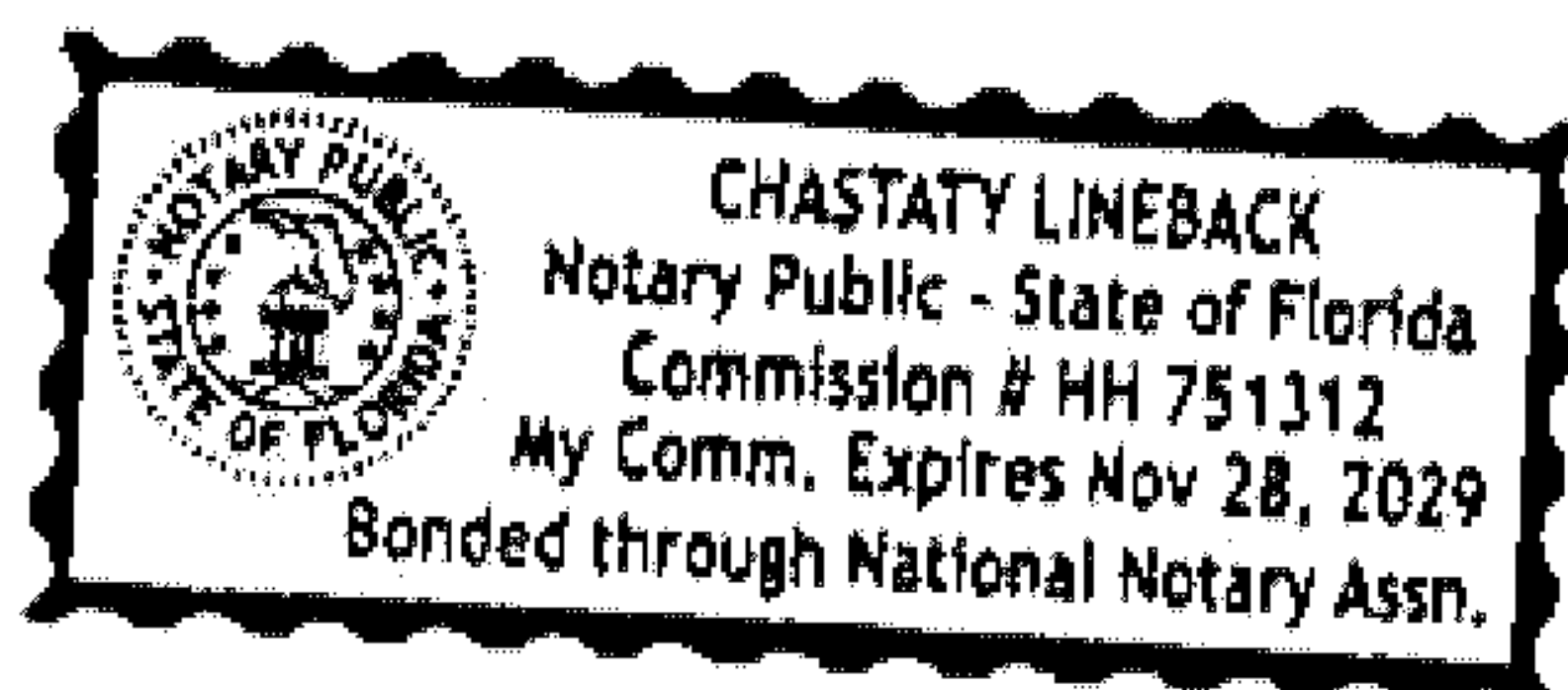
Witness (2) Printed Name **Andrew W. Rosin**

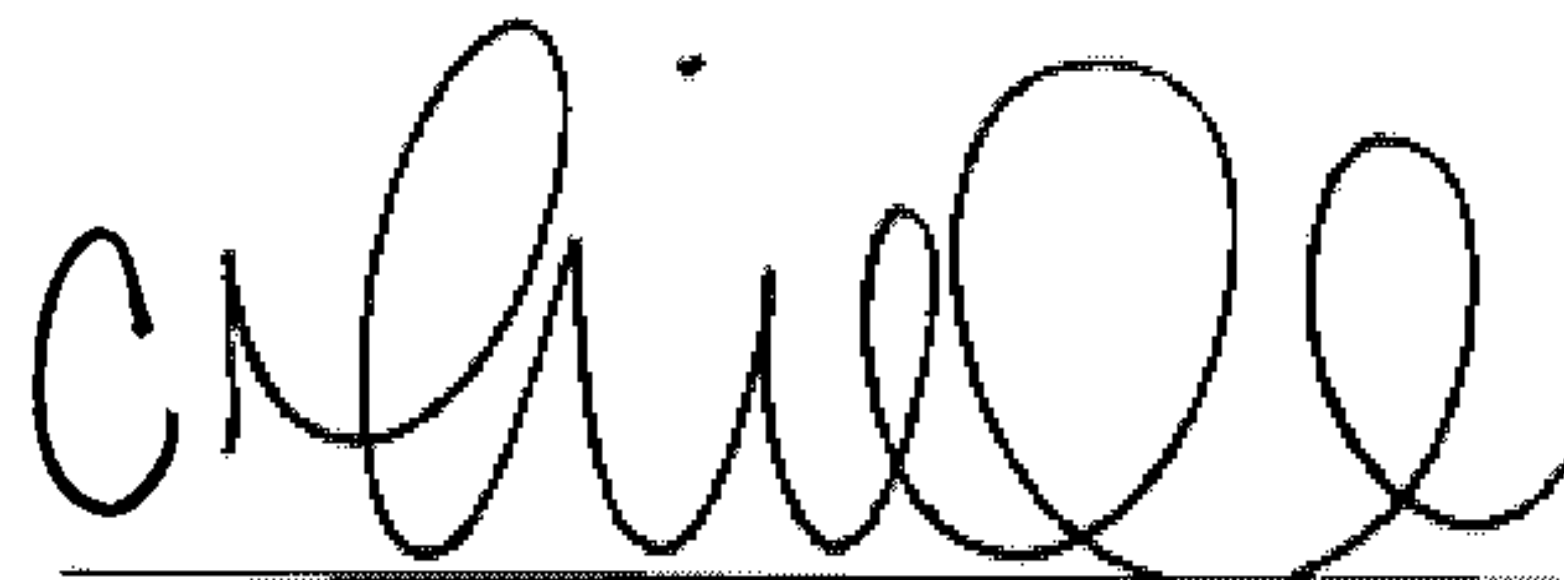
Witness (2) Address _____

1966 Hillview St., Sarasota, FL 34239

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this **17** day of July, 2026, by **ANDREW J. MENARD, MANAGER OF MENARD PROPERTIES LLC, A LIMITED LIABILITY COMPANY**, who ☐ is/are personally known to me or ☒ has/have produced a driver's license(s) as identification.





Notary Public

Print Name: _____

My Commission Expires: _____

(Seal)