

7/23/2026 12:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523457

PREPARED BY AND RETURN TO:

DAVID H. ROSENBERG, ESQUIRE

Florida Bar #: 0124753

DHR LAW, PLLC

2639 Fruitville Road

Second Floor, Suite 203

Sarasota, Florida 34237

(941) 361-1153 PH.

(941) 827-9818 FX.

Doc Stamp-Deed: \$2,905.00

WARRANTY DEED

This Warranty Deed is made by **Jan L. Nogradi a/k/a Janos Nogradi and Kathi R. Nogradi**, husband and wife, whose post office address is: 7454 Monte Verde Sarasota, FL 34238, hereinafter collectively referred to as "Grantor", to **THE INCOMPASS GROUP LLC**, a Florida limited liability company, whose post office address is: 3277 Fruitville Road Bldg. F1, Sarasota, FL 34237, hereinafter referred to as "Grantee".

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in **Sarasota County, Florida**:

Lot 23, VILLA PALMERAS, according to the map or plat thereof, as recorded in Plat Book 32, Page(s) 9, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number of the above-described real property is 0121040020.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

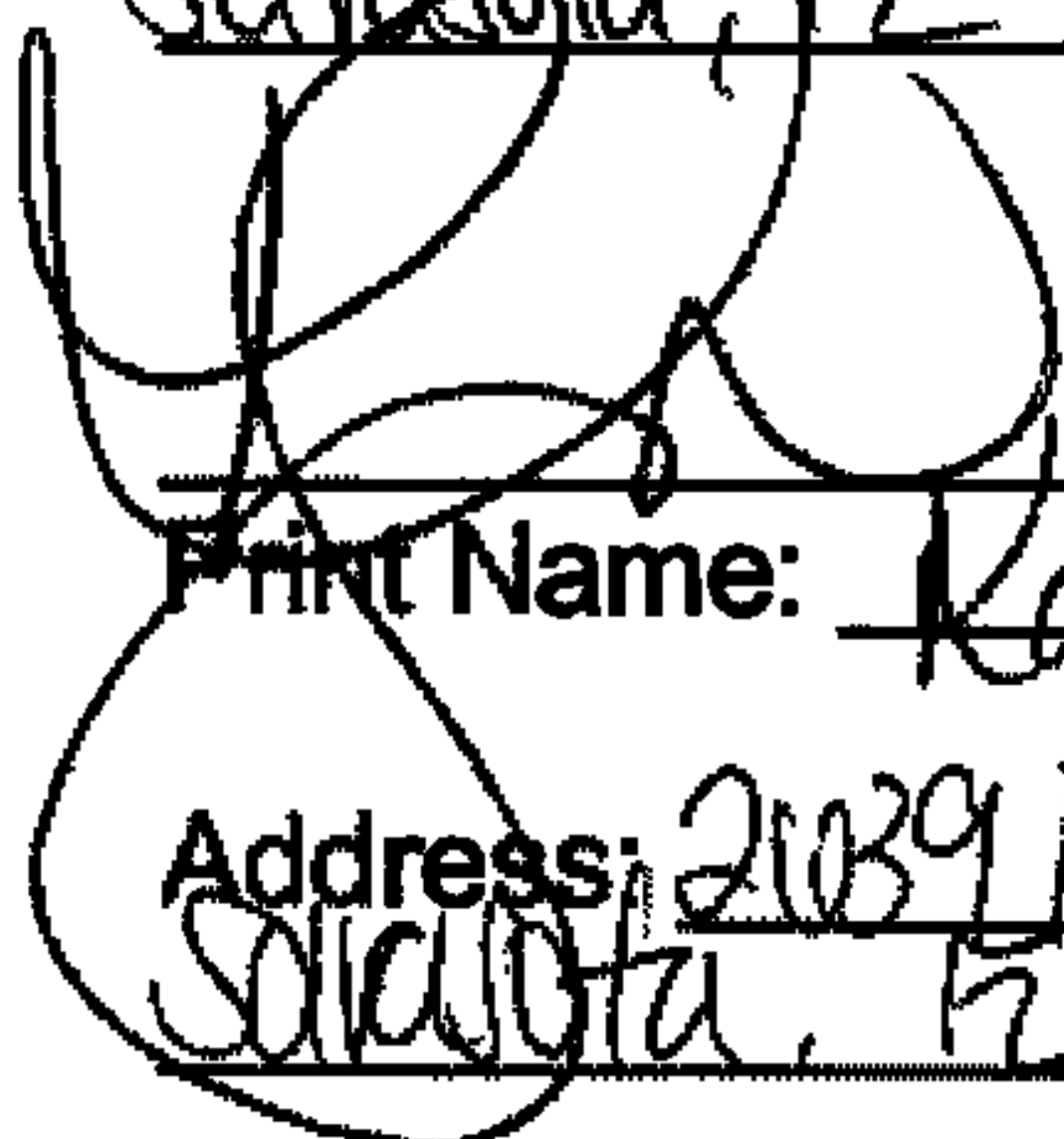
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on this 21st day of July, 2026.

WITNESSES AS TO BOTH:


Print Name: Chris Horbach

Address: 21039 Fruitville Rd #203
Sarasota, FL 34237


Print Name: Kathy Morgan

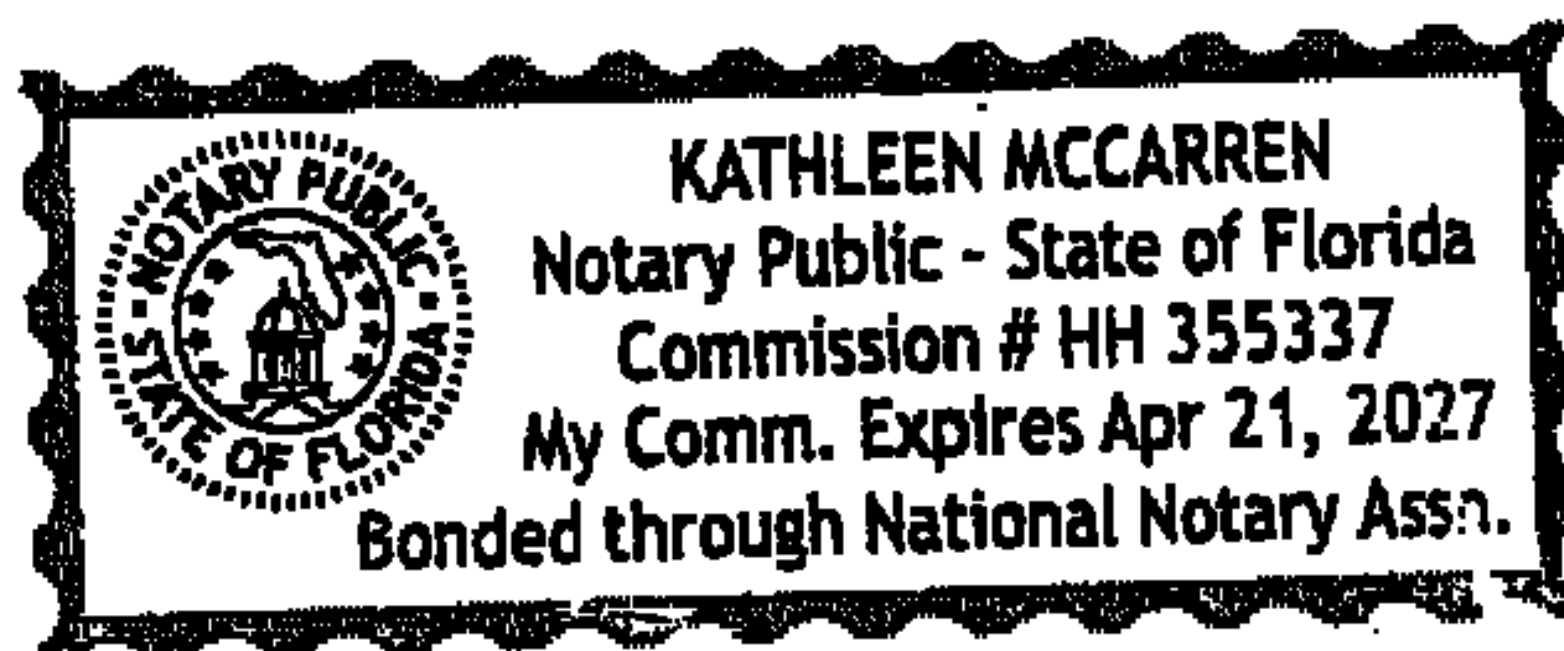
Address: 21039 Fruitville Rd #203
Sarasota, FL 34237

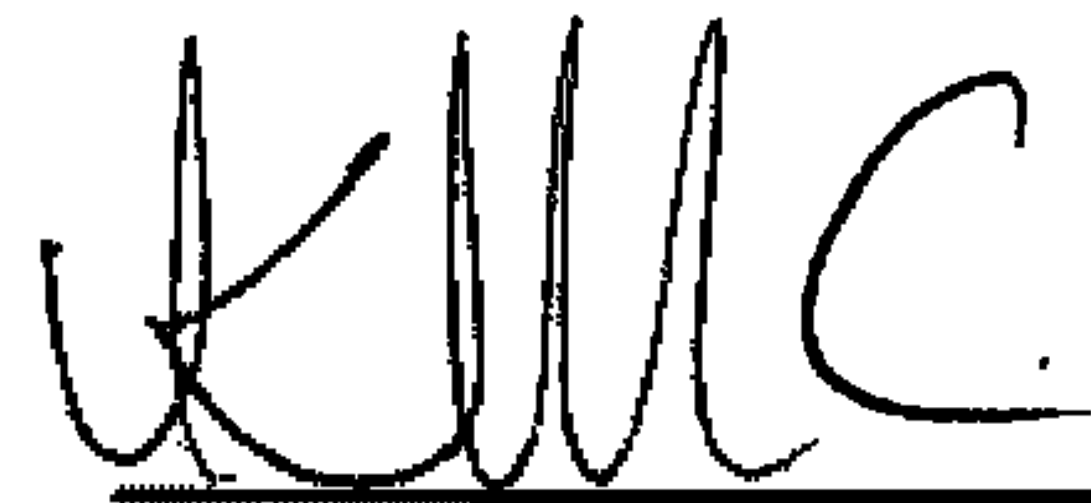

Jan L. Nogradi a/k/a Janos Nogradi


Kathi R. Nogradi

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of July, 2026, by **Jan L. Nogradi a/k/a Janos Nogradi and Kathi R. Nogradi**, who are (Notary choose one) ☐ personally known to me, or ☒ who have produced driver's license as identification.




Notary Public
Print Name: Kathleen McCarren
My Commission Expires: