

7/23/2026 1:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523570

Doc Stamp-Deed: \$5,250.00

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

File Number: 2026-101

Consideration:\$750,000.00

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Warranty Deed

This Warranty Deed made as of this 22th day of July, 2026 between 414 Paradise LLC, a Florida Limited Liability Company whose post office address is 211 Gibbon St, Alexandria, VA 22314, grantor, and Paul Mateychak, a single man whose post office address is 4630 Hunter Road, Powder Springs, GA 30127, 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, trusts and trustees.)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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, Florida to-wit:

Unit 414, NOLEN PARK VILLAS, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 1998148189, and as per plat thereof recorded in Condominium Book 32, Page(s) 50, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0176085701

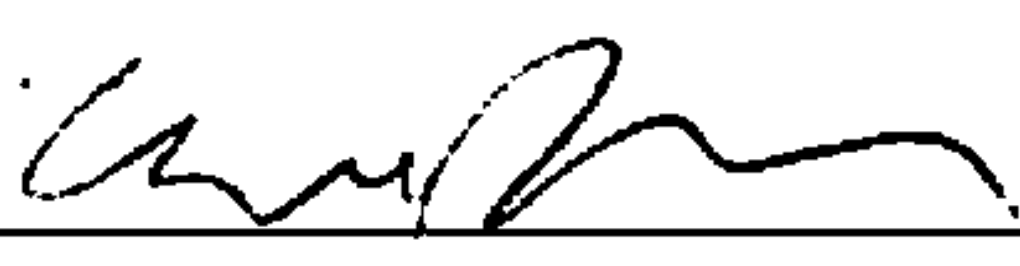
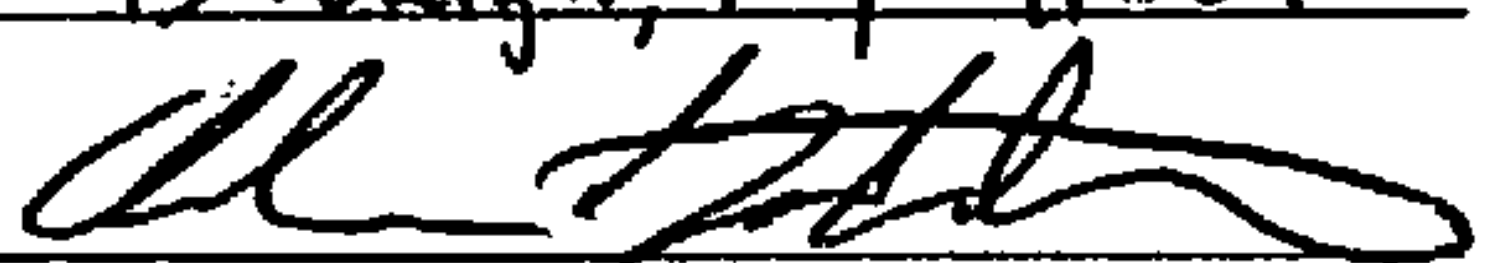
Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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 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.

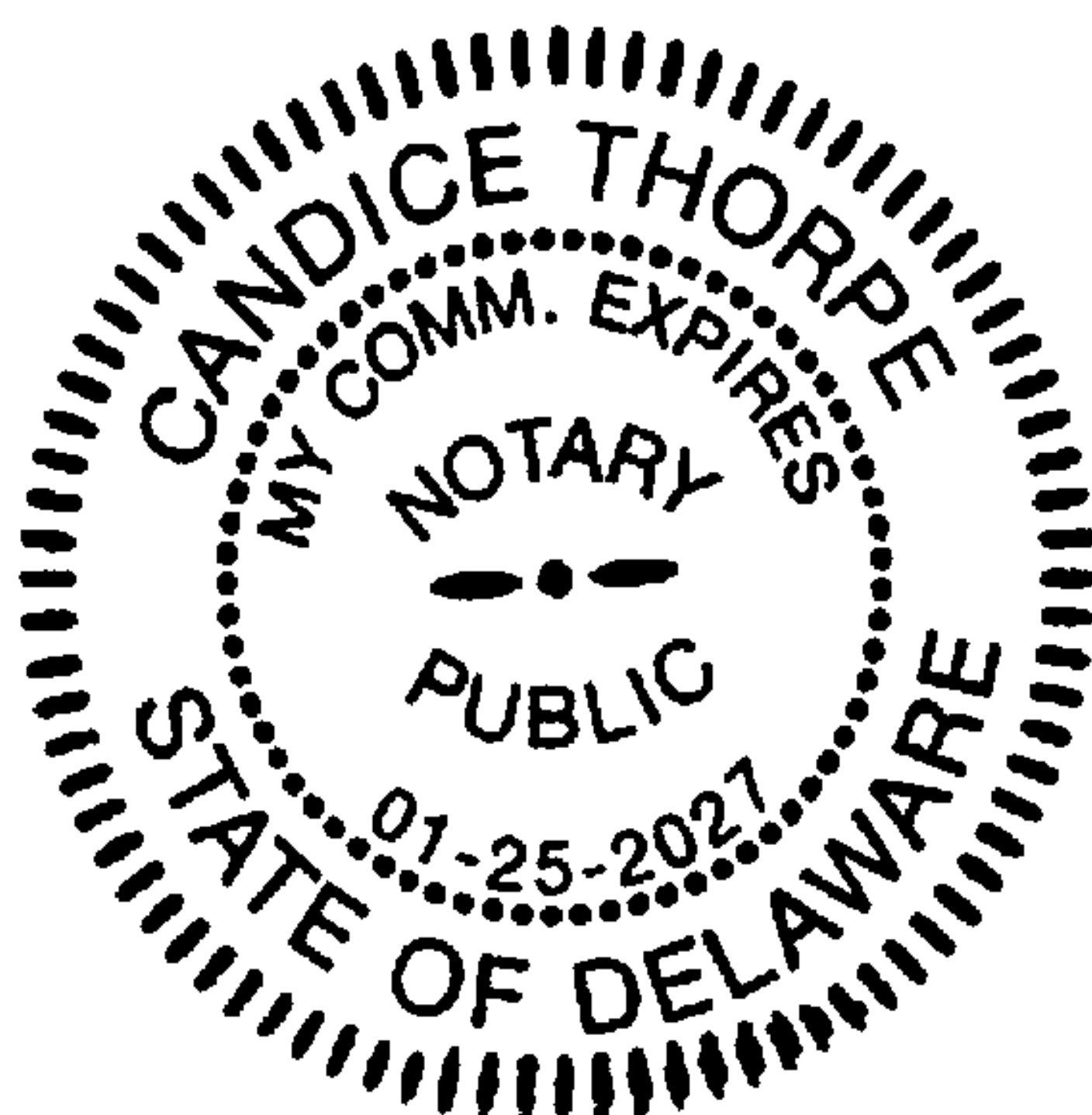
In Witness Whereof, grantor has hereunto set grantor's hand and seal this 16 day of July, 2026.

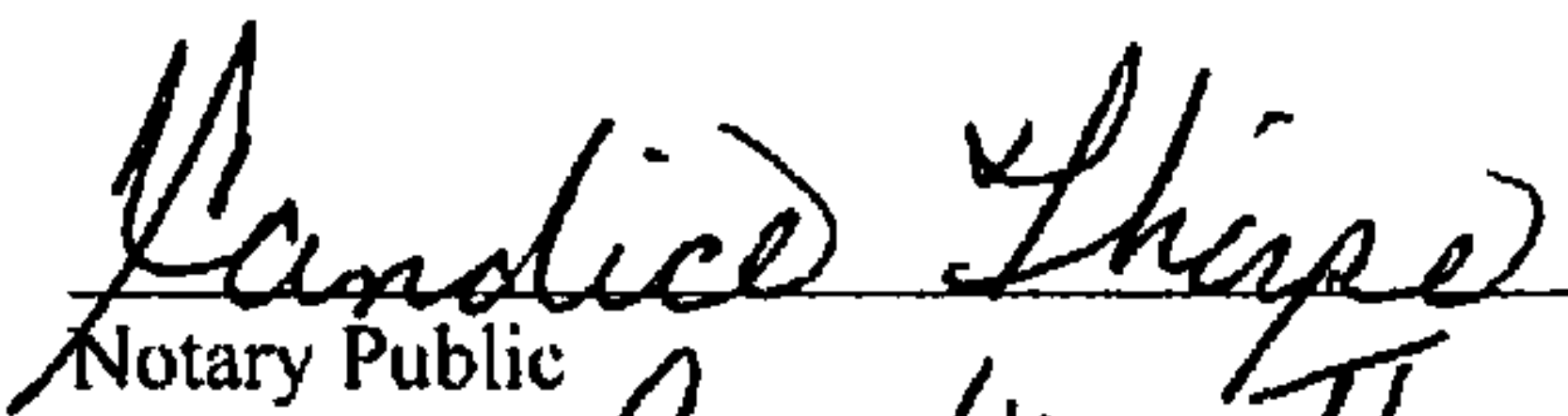
<i>Signed, sealed and delivered in our presence:</i>	
 Witness Printed Name: <u>EUNICE PARK</u> Address: <u>365 Bridge St #8G</u> <u>Brooklyn, NY 11201</u>	414 Paradise LLC, a Florida Limited Liability Company By:  Heather Massey, Manager
 Witness Printed Name: <u>ADAM GOLDSTEIN</u> Address: <u>365 Bridge St #8G</u> <u>Brooklyn, NY 11201</u>	

State of Delaware
County of Sussex

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of July, 2026 by Heather Massey, Manager, 414 Paradise LLC who ☐ is personally known or ☒ has produced Drivers License as identification.

[Seal]




Notary Public
Print Name: Candice Thorpe
My Commission Expires: 01-25-2027