

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100926 2 PG(S)**

7/24/2026 12:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524039

Doc Stamp-Deed: \$2,590.00

Prepared by and return to:

Hayley Baldinelli

Preferred Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 376-9551

File No 2026-6711

Purchase Price: \$370,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$2,590.00

Parcel Identification No.: 0808091016

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this **24th day of July, 2026**, between **Robert S. Soldo, an unmarried man, and Lisa Kaufman, an unmarried woman**, whose post office address is **887 Sheldon Avenue, Staten Island, NY 10309**, Grantors, to **2K Venture LLC, a Florida Limited Liability Company**, whose post office address is **3965 Beacon Ridge Way, Clermont, FL 34711**, Grantee:

WITNESSETH, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Unit No. 9928, of Phase I, of TERRACE I AT WELLEN PARK, A PHASE CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument #2023138202, of the Public Records of Sarasota County, Florida, as amended.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantee that Grantors are lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantors have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

Gabriela Batista

Printed Name: Gabriela Batista

P.O. Address: P.O. Bo 1205
Chesapeake, VA 23327

Robert S Soldo

Robert S. Soldo

WITNESSES #2:

Luz Batista

Printed Name: Luz Batista

P.O. Address: P.O. Bo 1205
Chesapeake, VA 23327

Lisa Kaufman

Lisa Kaufman

STATE OF Virginia
COUNTY OF Chesapeake city

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 24 day of July, 2026, by Robert S Soldo and Lisa Kaufman, ☐ who is/are personally known to me or ☒ who has/have produced Driver's license as identification.

Luz Batista

Signature of Notary Public

Luz Batista
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

