

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026111309 2 PG(S)**

8/14/2026 3:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532990

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29520

Doc Stamp-Deed: \$5,523.00

Consideration: \$789,000.00

General Warranty Deed

Made this August 13, 2026 By **Fred Moacdieh and Carolyn Janus Moacdieh, Individually and as Successor Trustees of the Ernest A. Janus Trust dated December 3, 1997**, whose post office address is: 11733 Stuart Mill Rd, Oakton, Virginia 22124, hereinafter called the Grantor, to **TCI Florida Holdings, LLC, a Florida limited liability company** whose post office address is: 9618 Cain Drive NE, Warren, Ohio 44484, 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:

Unit 307, Building 1, SIESTA DUNES BEACH CONDOMINIUM, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1292, Pages 221 through 288, inclusive, as thereafter amended, and as per Plat thereof recorded in Condominium Book 12, Pages 14, 14A through 14L, inclusive, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel ID Number: **0106074030**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, 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.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon, nor is it contiguous or adjacent thereto.

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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:

Witness Signature:

Witness # 1 Printed Name:

Post Office Address:

Witness Signature:

Witness # 2 Printed Name:

Post Office Address:

(Seal)

Fred Moacdieh, Individually and as Successor Trustee of the Ernest A. Janus Trust dated December 3, 1997

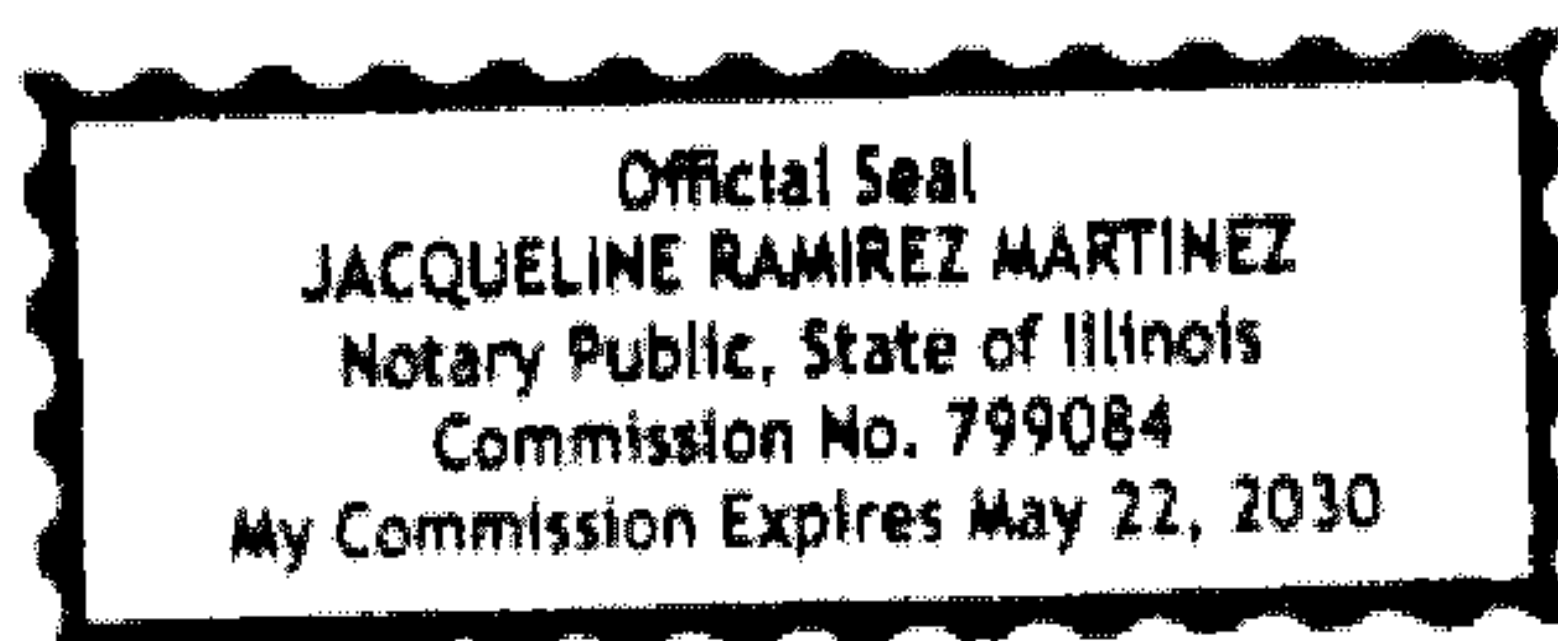
(Seal)

Carolyn Janus Moacdieh, Individually and as Successor Trustee of the Ernest A. Janus Trust dated December 3, 1997

State of
County of

Illinois
Lake

I am a Notary Public of the State of Illinois and my commission expires on 05-22-2030. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this August 12th, 2026, by **Fred Moacdieh and Carolyn Janus Moacdieh, Individually and as Successor Trustees of the Ernest A. Janus Trust dated December 3, 1997**, who is/are personally known to me or who produced Virginia Driver's License as identification.



Notary Public

My Commission Expires:

05-22-2030

(SEAL)