

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026112403 2 PG(S)**

8/18/2026 12:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533960

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Doc Stamp-Deed: \$2,001.30

File No.: 2026-07-4765

Parcel ID Number: 0157011021

WARRANTY DEED

This WARRANTY DEED, made August 17, 2026, by **AC HARVARD LLC, A NEVADA LIMITED LIABILITY COMPANY**, whose address is 1930 Village Center Circle, Suite 3-231, Las Vegas, NV 89134 (the "Grantor"), to **CHRISTOPHER E. NIEMCZYK A/K/A CHRIS E. NIEMCZYK AND KATHLEEN NIEMCZYK, HUSBAND AND WIFE**, whose address is 925 Amethyst Drive, O'Fallon, MO 63366 (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 TWO HUNDRED EIGHTY FIVE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$285,900.00) and other valuable consideration, 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, to-wit:

UNIT NO. 120 OF PINE RUN SECTION II, PHASE C, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1333, PAGE 403, AND AMENDMENTS RECORDED IN O.R. BOOK 1357, PAGE 594, AND RECORDED IN CONDOMINIUM BOOK 13, PAGE 18, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Keisela Lee
Signature
Witness Printed Name Keisela Lee
Witness #1 Address _____
603 Fulton Rd Tallahassee FL 32312

AC HARVARD LLC, a Nevada Limited Liability Company
By: Christopher Beavor
Christopher Beavor, Manager

Tangla Akins
Signature
Witness Printed Name Tangla Akins
Witness #2 Address _____
14380 FL-64 E Bradenton FL 34211

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization on 14th day of August, 2026, by Christopher Beavor, Manager of AC HARVARD LLC, who is/are ☐ personally known to me or who has/have ☒ produced Nevada DL as identification.



Tangla Akins
Notary Public
Print Name: Tangla Akins
My Commission Expires: 10/27/2027