

Prepared by and return to:
Kate Baszto
MSC Title, Inc.
8325 Lakewood Ranch Boulevard, Lakewood Ranch, FL 34202
Sales Price: 980,000.00
File No. 2026-489-KXB

8/28/2026 1:36 PM
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538512

Doc Stamp-Deed: \$6,860.00

General Warranty Deed

Made this 26th day of August, 2026 by **6139 Hollywood, LLC, a Florida Limited Liability Company**, whose address is: 1000 Woodbury Road, Suite 102, Woodbury, NY 11797, hereinafter called the grantor, to **Birk Ten LLC, a Minnesota Limited Liability Company**, whose post office address is 620 Hidden Creek Trail Mendota Heights, MN 55118, 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, Florida, viz:

Lot 4, Block 11, Pine Shores Estates "Fourth Section", according to the map or plat thereof, as recorded in Plat Book 6, Page 8, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0103130006

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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Jess Shari
Witness Signature above:

Witness print name below:
JESSICA SHARQI

Witness Address: 20 ATKINSON RD
ROCKVILLE CENTER NY 11570

Sweeta Khona
Witness Signature above:

Witness print name below:
SWEETA K. KHONA

Witness Address: 17 HUMPHREY DRIVE
SYOSSET NY 11791

6139 Hollywood, LLC, a Florida Limited Liability Company

By: Michael Deo
Michael Deo, Manager
1000 Woodbury Road, Suite 102, Woodbury, NY 11797

STATE OF NEW YORK
COUNTY OF Nassau

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of August, 2026, by Michael Deo, Manager of 6139 Hollywood, LLC, a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

Sweeta Khona
Signature of Notary Public

SWEETA K. KHONA
Print, Type/Stamp Name of Notary

SWEETA K KHONA
Notary Public, State of New York
Reg. No. 01KH0003357
Qualified in Nassau County
Commission Expires 03/22/2027