

8/28/2026 2:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538702

This Instrument Prepared by
and Return to:
Alexandra S. Glauser, Esq.
Trenam Law
1819 Main Street, Suite 610
Sarasota, Florida 34236

Doc Stamp-Deed: \$5,600.00

Purch. Price: \$800,000.00
Doc. Stamp.: \$5,600.00
Rec. Fee.: \$18.50
Parcel ID: 2034140017

WARRANTY DEED

This Warranty Deed is made this 27th day of August, 2026, by **ARROW FIRST LLC, a Florida Limited Liability Company**, whose mailing address is 5004 E Fowler Ave, Suite C 341, Tampa, FL 33617, hereinafter referred to as "Grantor," to **Rizwana Mirzan, a married woman**, whose mailing address is 2355 Bahia Vista St, Sarasota, FL 34237, hereinafter referred to as "Grantee."

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, Grantee's heirs, successors and assigns forever the following described real property in Sarasota County, Florida:

Lot 7, Block 2, AVON HEIGHTS, according to the map or plat thereof, as recorded in Plat Book 2, Page 204, of the Public Records of Sarasota County, Florida.

The Parcel Identification Number of the above-described real property is 2034140017.

Subject to governmental regulations, easements, covenants and restrictions of record and real property taxes for the current year and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining, to have and to hold the same in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances except those set forth herein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

WITNESSES:

Witness #1:

[Signature]
Print Name: VALDET GOGIQA
Address: 9267 WACTOLA DR
THONOTOSASSA, FL 33592

ARROW FIRST LLC,
a Florida Limited Liability Company

By: [Signature]
Andrew Denton, Authorized Member

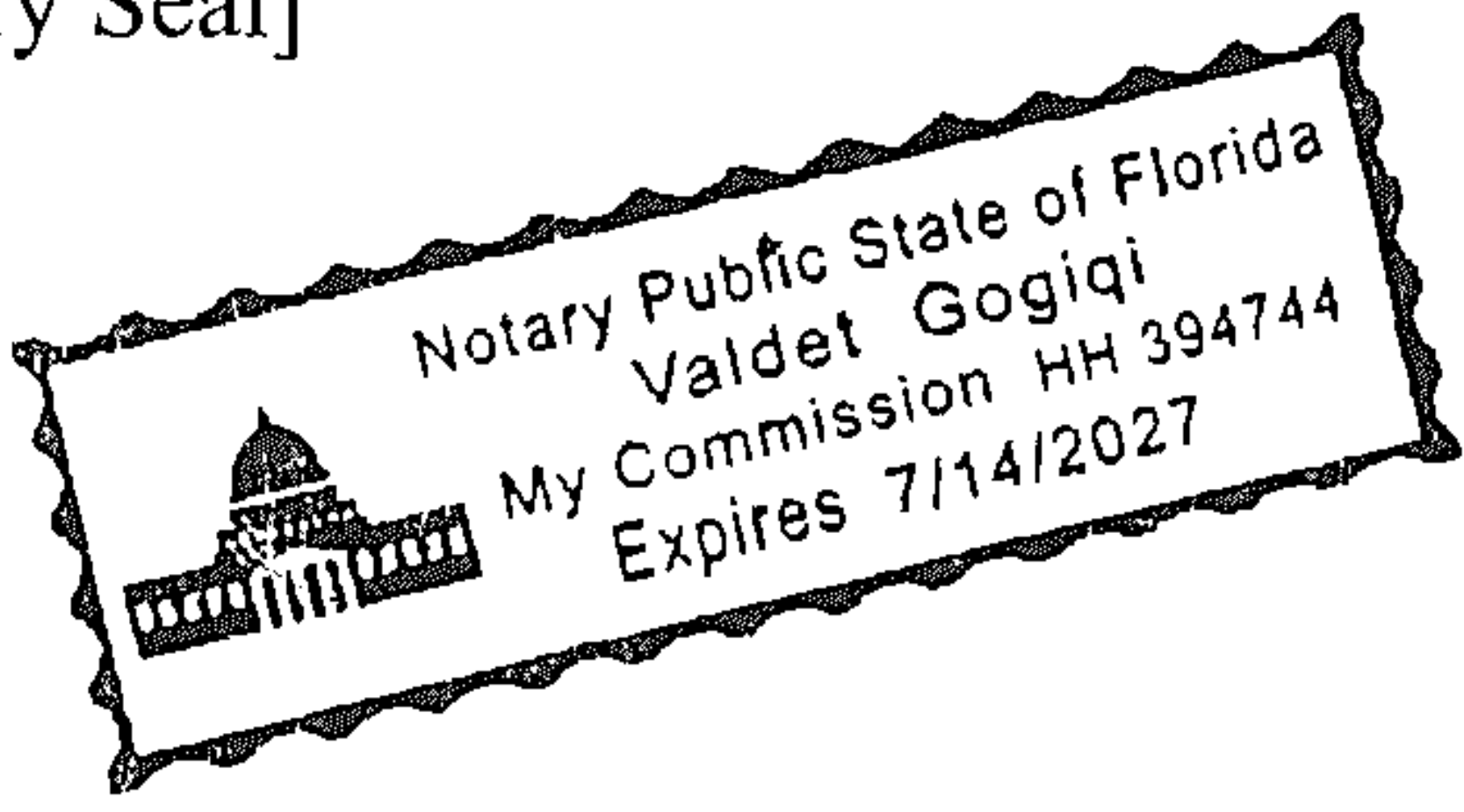
Witness #2:

[Signature]
Print Name: NEXHMIJE GOGIQA
Address: 9267 WACTOLA DR
THONOTOSASSA, FL 33592

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of August, 2026, by Andrew Denton and Bruce Cottle, as the Authorized Member of ARROW FIRST LLC, a Florida Limited Liability Company, who ☒ is personally known to me or who ☐ has produced _____ as identification.

[Notary Seal]



Notary Public: [Signature]
Print Name: VALDET GOGIQA
My Commission Expires: 7.14.27