

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026118071 2 PG(S)**

Consideration: \$1,750,000.00

Prepared by and return to:
Proof Title, LLC
Attn: Aimee Bushway
50 South Lemon Avenue
Sarasota, FL 34236
PTL-26-383

8/28/2026 4:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538843

Doc Stamp-Deed: \$12,250.00

Property Appraiser's Parcel ID No.: Property 1:
0263-12-0002

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 28th day of August, 2026, by and between **JEFFREY A. SARACHIK AND SYDNEY S. SELONICK, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1.44% INTEREST, AND PSS PET FOOD & SUPPLIES INC, A NEW YORK CORPORATION, AS TO AN UNDIVIDED 98.56% INTEREST**, whose address is **4 Gray Court, Manalapan, NJ 07726** (hereinafter "GRANTOR"), and **RUSTAM HURD AND MOLLY HURD, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **4942 Hubner Cir, Sarasota, FL 34241** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 41, FOXFIRE WEST UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGES 19, 19A THROUGH 19C, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is 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 GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) NIKOLA TORRES

Printed Name Nikola Torres

P.O. Address _____

55 E 196th Street, apt 3A
BRONX, NY 10468

(2) DAVID SINGER

Printed Name _____

P.O. Address 139 Fulton Street,
Rm 814, NY, NY 10038

Jeffrey A. Sarachik
Jeffrey A. Sarachik

Sydney S. Selonick
Sydney S. Selonick

PSS Pet Food & Supplies Inc, a New York Corporation

By: Jeffrey A. Sarachik President
Jeffrey A. Sarachik

As Its: President

STATE OF NEW YORK

COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 27th day of August, 2026, by Jeffrey A. Sarachik, Sydney S. Selonick and Jeffrey A. Sarachik, as President of PSS Pet Food & Supplies Inc, a New York Corporation, (X) who is/are personally known to me or () who has/have produced _____ as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

DAVID H. SINGER
Notary Public, State of New York
No. 02SI0011274
Qualified in Kings County
Commission Expires 7/17/2027