

9/4/2026 1:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541559

Prepared by (and return to):

Matthew Payne, Esq.



200 Central Avenue, Suite 1600
St. Petersburg, FL 33701

Consideration: \$492,000.00

Doc Stamps: \$3,444.00

Recording Fee: \$18.50

Parcel Identification Number(s): 0497080026

Doc Stamp-Deed: \$3,444.00

WARRANTY DEED

This Warranty Deed is made effective this 3rd day of September, 2026, by **NDKRST-PROPERTY LLC**, a Florida limited liability company, whose post office address is 851 Harmony Lane, Englewood, FL 34223, hereinafter referred to as "Grantor", to **Honey Child Holdings LLC**, a Florida limited liability company, whose post office address is 679 Liberty Street, Englewood, FL 34223, hereinafter referred to as "Grantee".

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee, and Grantee's heirs, successors and assigns forever, the following described real property in the County of Sarasota, State of Florida, to-wit:

Lot 58, LASBURY PINEACRES ENGLEWOOD, according to the plat thereof recorded in Plat Book 5, Page 81, of the Public Records of Sarasota County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances, and every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining (collectively, the "Property").

SUBJECT TO valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor does hereby fully warrant the title to the Property, subject to and except for the Permitted Exceptions, and will defend the same, subject to and except for the Permitted Exceptions, against the lawful claims of all persons whomsoever.

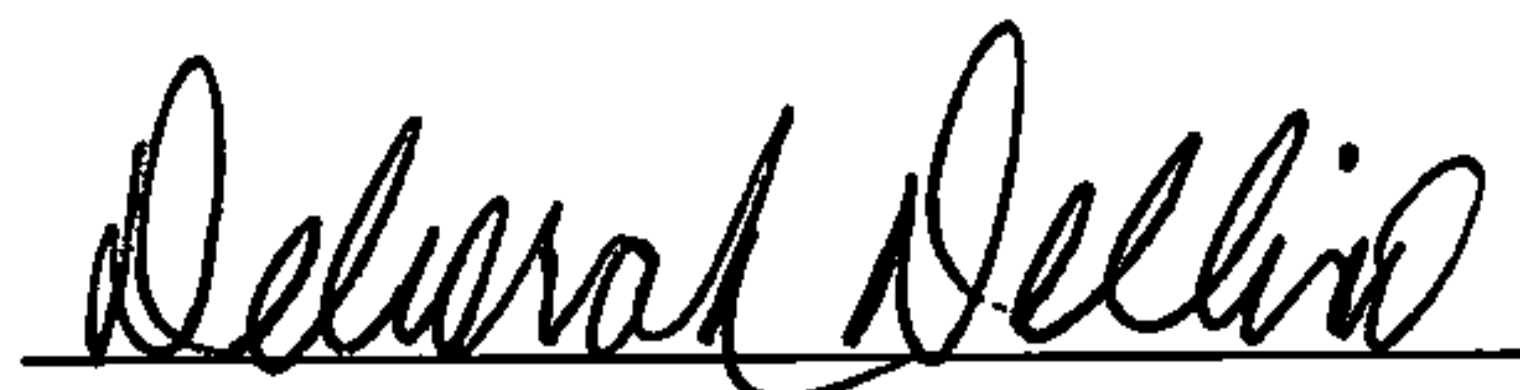
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[Signature Page Follows]

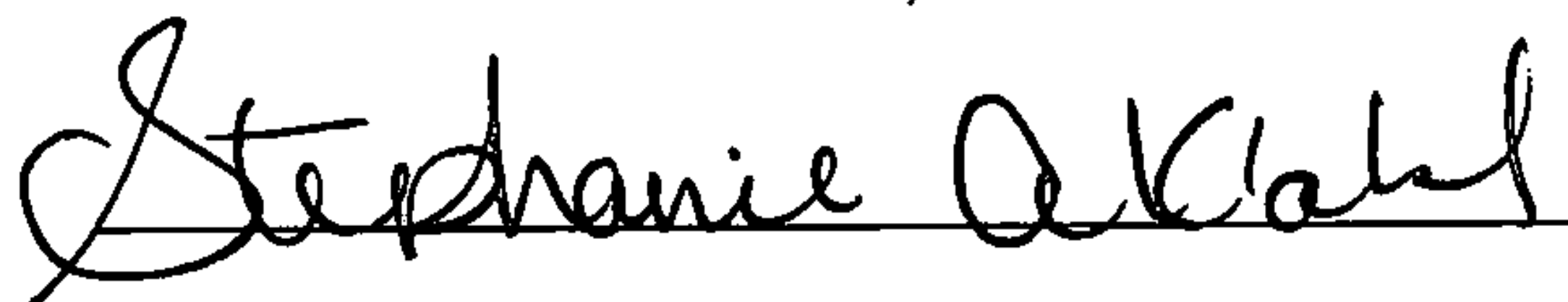
Signature Page to Warranty Deed by NDKRST-Property LLC (Grantor) to and in Favor of Honey Child Holdings LLC (Grantee)

IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed the day and year first above written.

WITNESSES:



Print Name: Deborah Dellino
Address: 1515 Ringling Blvd.,
Suite 320
Sarasota, Florida 34236



Print Name: Stephanie A. Klabel
Address: 1515 Ringling Blvd.,
Suite 320
Sarasota, Florida 34236

GRANTOR:

NDKRST-PROPERTY LLC,
a Florida limited liability company

By: 

Nick Karamitsos, Manager

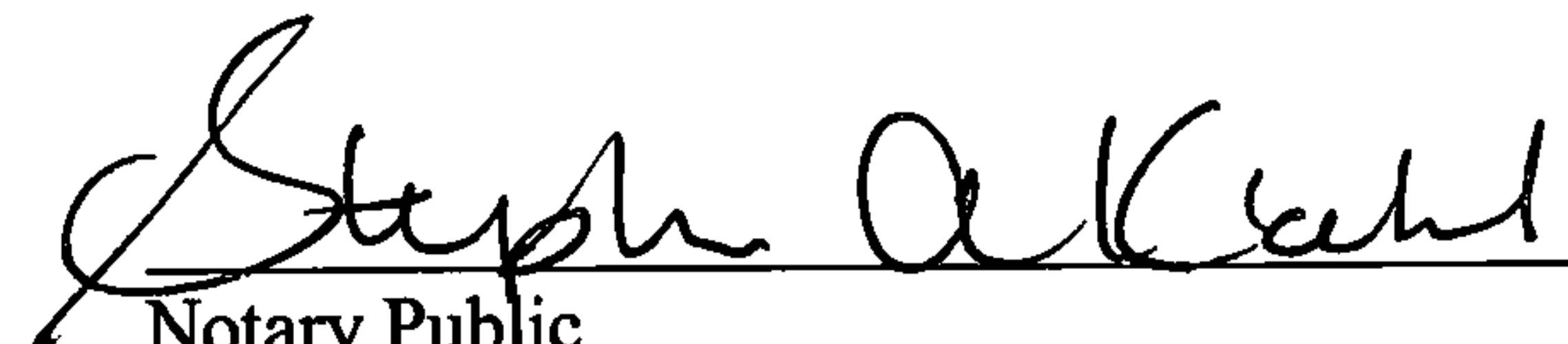
STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of September, 2026, by Nick Karamitsos, as Manager of **NDKRST-PROPERTY LLC**, a Florida limited liability company. He/She ☐ is personally known to me, or ☒ has produced Fla DL as identification.

(SEAL)



STEPHANIE A. KLABEL
Commission # HH 655782
Expires April 7, 2029



Notary Public
Print Name: _____
My Commission Expires: _____