

9/15/2026 2:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545239

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: \$1,085.00

File No.: 2026-08-4852
Parcel ID Number: 0094111095

WARRANTY DEED

This WARRANTY DEED, made September 14, 2026, by **UNIT 805 LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is 118 Van Dyck Drive, Nokomis, FL 34275 (the "Grantor"), to **ORHAN KONEZ AND ELIZABETH KONEZ, HUSBAND AND WIFE**, whose address is 4839 Givens Court, Siesta Key, FL 34242 (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 or companies.)

Witnesseth, that the Grantor, for and in consideration of the sum of ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$155,000.00) 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 County, Florida**, to-wit:

Unit 103, Building 12, Admirals Walk, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2005102528, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto

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.

-SIGNATURES APPEAR ON NEXT PAGE(S)-

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:

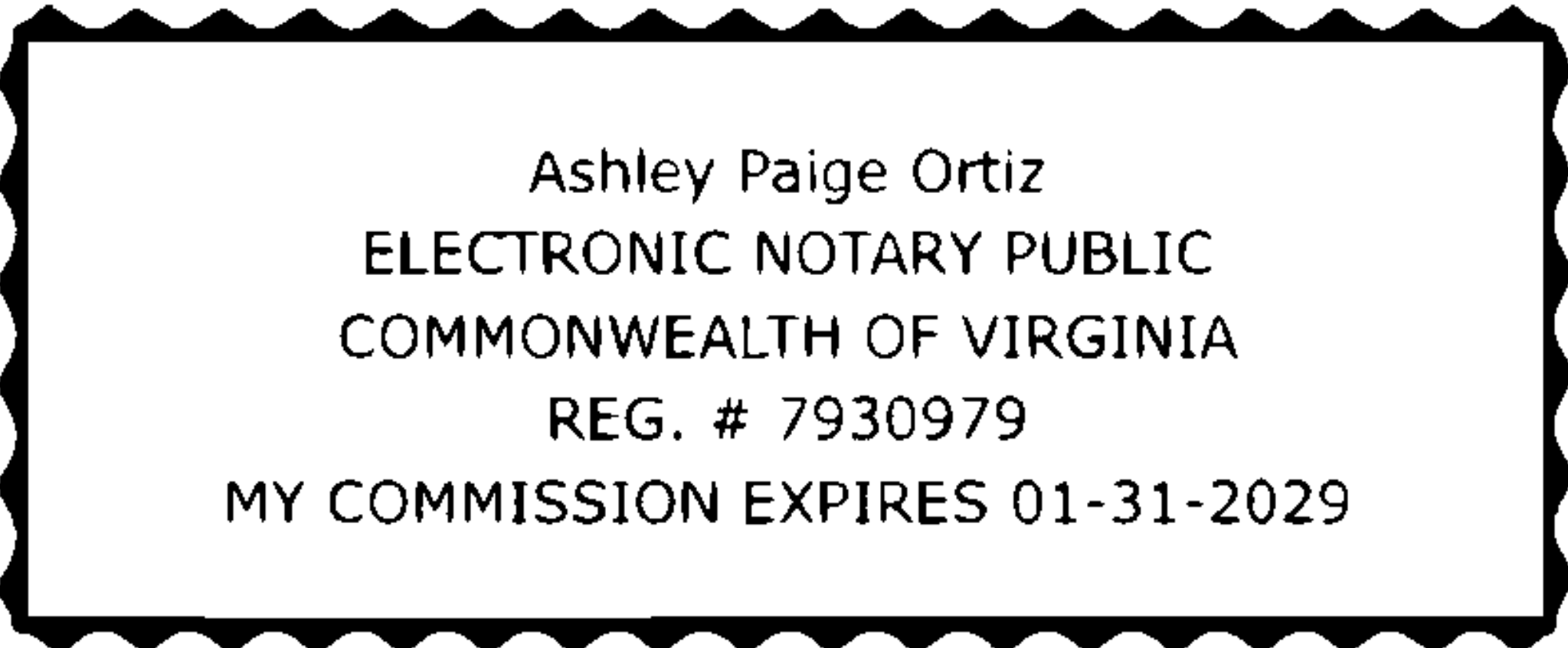
Ashley Paige Ortiz
Witness #1 Signature
Witness #1 Printed Name Ashley Paige Ortiz
Witness #1 Address 6706 Chartwell Dr.
Virginia Beach, VA 23464

Brittany Ortiz
Witness #2 Signature
Witness #2 Printed Name Brittany Ortiz
Witness #2 Address 6706 Chartwell Dr.
Virginia Beach, VA 23464

UNIT 805 LLC, a Florida Limited Liability Company
By: *Louis De Meyer*
Louis De Meyer, Manager

State of Virginia
County of Virginia Beach

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization on 12 day of September, 2026, by Louis De Meyer, as Manager of UNIT 805 LLC, on behalf of the company, who is/are ☐ personally known to me or who has/have ☒ produced passport as identification.



Ashley Paige Ortiz
Notary Public
Print Name: Ashley Paige Ortiz
My Commission Expires: 1/31/2029

Completed via Remote Online Notarization using 2 way Audio/Video technology.