

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026126141 2 PG(S)

9/16/2026 1:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545759

Doc Stamp-Deed: \$2,747.50

Prepared by and return to:

Meghan King Zych

Cloud Title

16703 Early Riser Avenue

Land O' Lakes, FL 34638

(888) 512-7135

File No 2026-1153

Parcel Identification No 0092-04-1014

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 15th day of September, 2026, between **Drabant Real Estate Ventures LLC**, a Florida Limited Liability Company, whose post office address is 3945 Sawyer Road, Sarasota, FL 34233, of the County of Sarasota, Florida, Grantor, to **Harmik Nazarian**, a single person, whose post office address is 507 Agate Street, Redondo Beach, CA 90277, of the County of Los Angeles, California, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit N, MCINTOSH BUSINESS PARK, an Industrial Condominium according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2000122836 and as per plat thereof, recorded in Condominium Book 34, Page 30, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 3945 Sawyer Road, Sarasota, FL 34233.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Drabant Real Estate Ventures LLC, a Florida Limited Liability Company

By: [Signature]
Jason Drabant, Authorized Member and Manager

By: [Signature]
Mariana Dabrant, Authorized Member and Manager
Drabant (M)

WITNESS
PRINT NAME Carrie Stuckey

[Signature]
WITNESS
PRINT NAME: Gail Watters

5350 Desoto Rd
Sarasota FL 34235
WITNESS 1 ADDRESS

11225 Estia #69
Bradenton, FL 34211
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 9th day of September, 2026, by Jason Drabant and Mariana Dabrant, Authorized Member and Managers of Drabant Real Estate Ventures LLC, a FL Limited Liability Company, on behalf of the company, (☐) who is/are personally known to me or (☒) who has/have produced FLDL as identification.

[Signature]
Signature of Notary Public
Carrie Stuckey
Print, Type/Stamp Name of Notary

