

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129151 2 PG(S)**

9/23/2026 2:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548400

Prepared by and return to:
Natalie G. Coldiron, PLLC
c/o Natalie G. Coldiron, Esq.
1990 Main Street, Suite 803
Sarasota, FL 34236
(941) 364-2491

File Number: 26-1101

Doc Stamp-Deed: \$2,170.00

Consideration: \$310,000.00

General Warranty Deed

Made this September 18, 2026, by **AARS Investments, LLC, a Florida Limited Liability Company**, whose post office address is: 16 South Orange Avenue, Sarasota, FL 34236, hereinafter called the Grantor, to **Falcon Sarasota Investments, LLC, a Florida Limited Liability Company**, whose post office address is: 16 South Orange Avenue, Sarasota, FL 34236, hereinafter called 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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

CONDOMINIUM UNIT NO. 26-102, STONEHAVEN, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2007006160, AND ANY AMENDMENTS, AND/OR SUPPLEMENTAL DECLARATIONS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0094121235**

Subject to taxes for the current year and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, 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 taxes for the current year and subsequent years.

Prepared by and return to:
Natalie G. Coldiron, PLLC
c/o Natalie G. Coldiron, Esq.
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Sarasota, FL 34236
(941) 364-2491

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In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered
in our presence:*

**AARS Investments, LLC, a Florida Limited
Liability Company**

Natalie G. Coldiron
Signature of Witness #1

By: Gregory Orquera (seal)
Gregory Orquera, as Manager

Printed Name of Witness #1: Natalie G. Coldiron

Post Office Address: 1990 Main Street
Sarasota, FL 34236

Kristie Tonitis
Signature of Witness #2

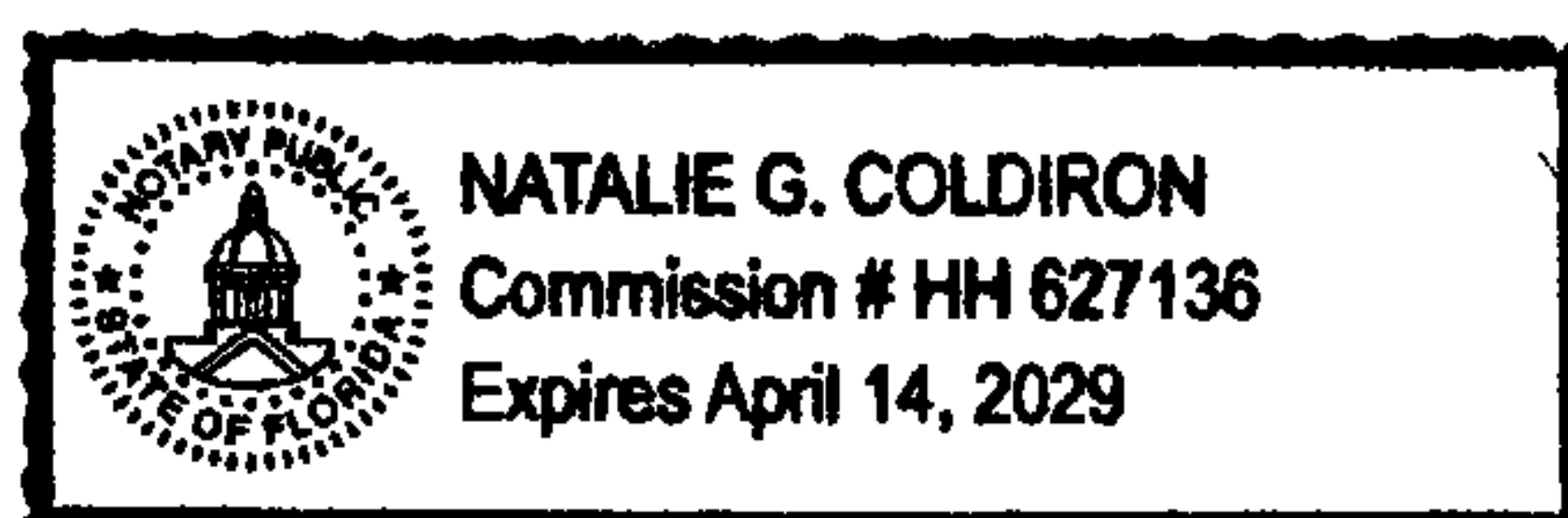
Printed Name of Witness #2: Kristie Tonitis

Post Office Address: 1990 Main St
Sarasota, FL 34236

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of September, 2026, by **Gregory Orquera, as Manager of AARS Investments, LLC, a Florida Limited Liability Company**, on behalf of the company, ☒ who is personally known to me, or ☐ who produced _____ as identification.

(NOTARY STAMP/SEAL)



Natalie G. Coldiron
NOTARY PUBLIC
Natalie G. Coldiron
Printed Name
My Commission Expires: _____