

9/24/2026 1:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548870

Prepared by and return to:

Richard D Saba

Attorney at Law

Richard D. Saba, P.A.

2033 Main Street Suite 400

Sarasota, FL 34237

941-952-0990

Consideration Paid: \$10.00

Doc Stamp-Deed: \$0.70

[Space Above This Line For Recording Data]

Warranty Deed

This **Warranty Deed** made this 2nd day of September, 2026 between Kelly Mirzan f/k/a Kelly M. Kane, a married woman, whose post office address is 1642 Arlington Street, Sarasota, FL 34239, grantor, and Neptune Carlton, LLC, a Florida limited liability company, whose post office address is 1642 Arlington Street, Sarasota, FL 34239, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

The Condominium Parcel known as Dwelling Unit 205, of Frances Carlton Condominium, according to the Declaration of Condominium thereof recorded in OR Instrument No. 2001108976, and as per plat thereof, recorded in Condominium Book 35, Page 10, and any amendments thereto, of the Public Records of Sarasota County, Florida

Parcel Identification Number: 2027041012

Subject to taxes for 2026 and subsequent years; covenants, conditions, 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 accruing subsequent to **December 31, 2025**.

Note to Clerk: Minimum documentary stamps are due on this conveyance. The owner is transferring ownership, for nominal consideration, to a limited liability company in which she owns all member interests. There is no mortgage encumbering the conveyed property.

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

Signed, sealed and delivered in our presence:

Witness Signature

Print Name:

Address:

2033 Main St. #400

Sarasota FL 34237

Patricia S. Clarke

Witness Signature

Print Name:

Address:

2033 Main St. #400

Sarasota, FL 34237

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me this 22 day of September, 2026, by (X) means of physical presence or () online notarization by **Kelly Mirzan f/k/a Kelly M. Kane**, who () is personally known to me or (X) who has produced FL Drivers License as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

