

3/27/2026 10:32 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472339

Doc Stamp-Deed: \$2,096.50

Prepared By and Return To:

Matthew J. Thompson Esq.  
Kauffman Thompson, PLLC  
1990 Main Street, Suite 725  
Sarasota, FL 34236  
(941) 479-3006  
File No: 5353.00001

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## Warranty Deed

**This Warranty Deed** is made effective as of the 26th day of March, 2026 by **SFR BORROWER 2022-1, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, successor by merger to **SFR ACQUISITIONS 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY** ("*Grantor*"), whose post office address is: 15771 Red Hill Avenue, Ste. 100, Tustin, CA 92780, to **MAGNIFICENT SERVICE INC, A FLORIDA PROFIT CORPORATION** ("*Grantee*"), whose post office address is: 2733 Ashton Road, Sarasota, FL 34231.

**Witnesseth**, that the Grantor, for and in consideration of the sum of **\$299,500.00** 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 situated in **Sarasota County, Florida**, to-wit:

**Lot 29, WOODPINE LAKE, according to the plat thereof recorded in Plat Book 25, Page 32, of the Public Records of Sarasota County, Florida.**

The Property Appraiser's Parcel Identification Number of the Property described above is **0087-04-0017**

**Subject to** valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year and all subsequent years.

**Grantor confirms and warrants that the Property is not Grantor's homestead nor that of Grantor's immediate family nor is it contiguous thereto.**

**Grantor** hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the title against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances except taxes and assessments accruing subsequent to December 31, 2025.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal as of the Effective Date as first above written.

Signed, sealed and delivered in our presences:

SFR BORROWER 2022-1, LLC, a Delaware limited liability company,

By: [Signature]  
~~MEGHANN JOHNSON~~, Authorized Signer

Jean Sheehan

[Signature]  
WITNESS  
PRINT NAME: Stacy Perry

[Signature]  
WITNESS  
PRINT NAME: Ingrid Dudas

15571 Red Hill Ave. Ste 100  
Tustin, CA 92708  
WITNESS 1 ADDRESS

15571 Red Hill Ste 100  
Tustin, CA 92708  
WITNESS 2 ADDRESS

STATE OF TEXAS  
COUNTY OF Dallas

Jean Sheehan

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this      day of March, 2026, by ~~MEGHANN JOHNSON~~, Authorized Signer for SFR BORROWER 2022-1, LLC, a Delaware limited liability company,  who is/are personally known to me or  who has/have produced      as identification.

[Signature]  
Signature of Notary Public

Meghann Renea Johnson  
Print, Type/Stamp Name of Notary

