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INSTRUMENT # 2026041080 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473449

Prepared By and
When Recorded Return to:

SHUMAKER

Shumaker, Loop & Kendrick, LLP

P.O. Box 49948

Sarasota, FL 34230-6948

Phone: (941) 366-6660

Attention: Juan C. Villaveces, Esq.

Our File Number: 331190-417192

Doc Stamp-Deed: \$36,750.00

Consideration: \$5,250,000.00

Doc Stamps: \$36,750.00

Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 30th day of March, 2026, by Justin S. Lee and Jaime B. Lee, husband and wife ("Grantor") to Jason R. Murphy and Taylor S. Murphy, husband and wife, whose post office address is 1300 Tangier Way, Sarasota, FL 34239 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 60, SAN REMO ESTATES, UNIT NO. 3, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 12, of the Clerk of the County of Sarasota, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 2039130009.

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

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 not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: [Signature]
Witness#1 Print: Katie Mellor
Witness #1 Address: 240 S Pineapple Ave
Sarasota FL 34236

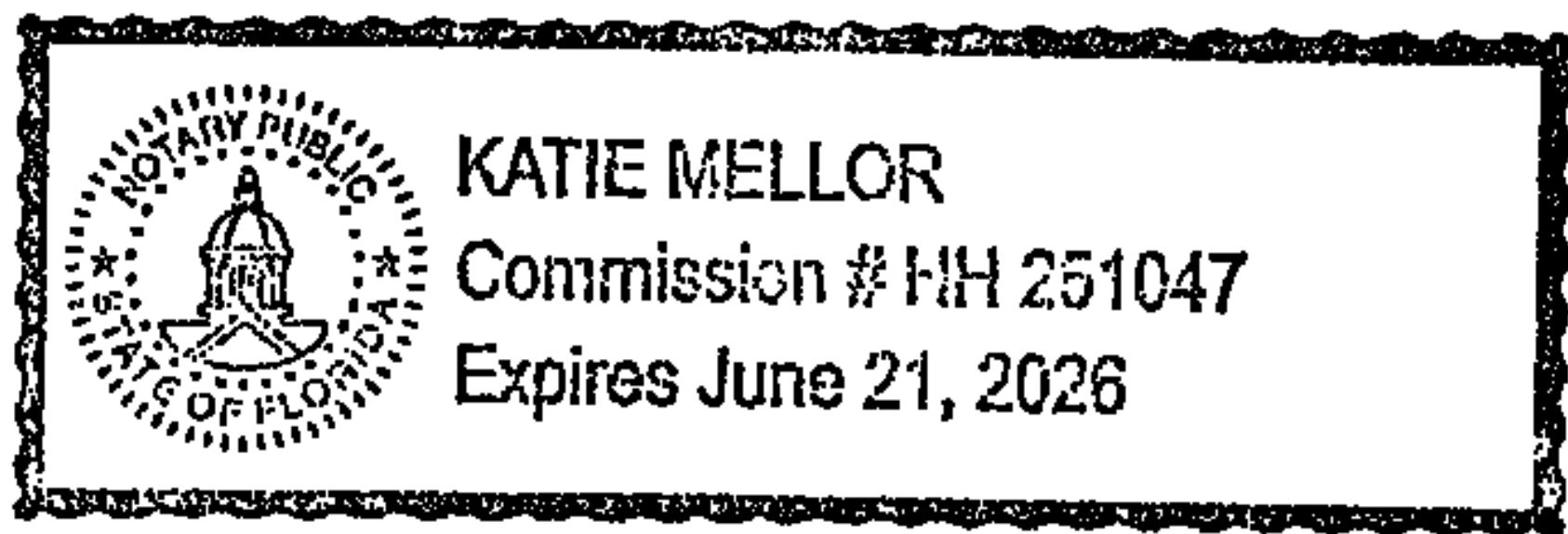
[Signature]
Justin S. Lee
Address: 4678 Pine Hammer Dr
SARASOTA, FL 34234

Witness#2 Sign: [Signature]
Witness#2 Print: Darlene Lawty
Witness #2 Address: 240 S Pineapple Ave
SARASOTA FL 34236

[Signature]
Jaime B. Lee
Address: 4678 Pine Hammer Dr
Sarasota, FL 34231

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27th day of March, 2026, by Justin S. Lee and Jaime B. Lee.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known (OR) Produced Identification
Type of identification produced FLDL