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4/1/2026 4:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474876

Prepared By and
When Recorded Return to:

Doc Stamp-Deed: \$1,505.00

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: 331494-419338

Consideration: \$215,000.00
Doc Stamps: \$1,505.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 1st day of April, 2026, by Catherine M. Gogan, a single woman ("Grantor") to JDK Condo Holdings, LLC, a Florida limited liability company, whose post office address is 3144 Lakeshore Drive, Saint Joseph, MI 49085 ("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:

Unit 5310, STONEYBROOK CLUBSIDE SOUTH CONDOMINIUM II, A CONDOMINIUM, according to the Declaration of Condominium as recorded in Official Records Book 2782, Page 1207 and amendments thereto, and as per the plat thereof recorded in Condominium Book 31, Pages 11A and 11B, and amendments thereto, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0135114030.

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:

Witness#1 Sign: [Signature]
Witness#1 Print: Kelly V Zarcane
Witness #1 Address: 24-2 Sprinville Ave.
Amherst NY 14226

Witness#2 Sign: [Signature]
Witness#2 Print: Brooke N Zarcane
Witness #2 Address: 155 W. Highland Ave
Orchard Park, NY 14127

[Signature]
Catherine M. Gogan
Address: 26 Greenhill Terrace
West Seneca, NY 14224

STATE OF NEW YORK
COUNTY OF ERIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of March, 2026, by Catherine M. Gogan.

[Signature]
Notary Public
Print Name: Kelly V Zarcane
My Commission Expires: 5/4/2026

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

