

4/1/2026 4:11 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3474895

Consideration: \$630,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Jamie Adam Ebling, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47655-001

Doc Stamp-Deed: \$4,410.00

Property Appraiser's Parcel ID No.: 0129082024

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of April, 2026, by and between **JABN PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **1425 West Roscoe Street, 1W, Chicago, IL 60657** (hereinafter "GRANTOR"), and **JAMES C. LEMERAND AND JUNE C. LEMERAND, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **2651 Lake Breeze Lane, Hartland, WI 53029** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 404-B OF TURTLE BAY (F/K/A TURTLE BAY, SECTION 1), A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1428, PAGE 1965, AND CERTIFICATE OF MERGER RECORDED IN O.R. BOOK 2188, PAGE 79, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 16, PAGE 21, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he has full right and authority to execute this instrument on behalf of Grantor.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) *N. Mallory*
Printed Name Norman Mallory
P.O. Address 3829 S. Wabash Ave #1
Chicago, IL 60653

Jabn Properties LLC, a Florida Limited Liability Company

By: *William Norris*
William Norris, Manager

(2) *Kenesia Milton*
Printed Name Kenesia Milton
P.O. Address 1835 Dixie Hwy Ste 102B
Flossmoor, IL 60422

STATE OF ~~FLORIDA~~ ^{Illinois}
COUNTY OF ~~SARASOTA~~ ^{COOK}

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ^{30th} ~~1st~~ day of ^{March} ~~April~~, 2026, by William Norris, Manager of Jabn Properties LLC, a Florida Limited Liability Company, on behalf of the company, () who is/are personally known to me or () who has/have produced drivers license as identification.

Kenesia Milton
Signature of Notary Public

Kenesia Milton
Print, Type/Stamp Name of Notary

