


Consideration: \$ 77,500.00
Recording Fees: \$ 18.50
Documentary Stamps: \$ 542.50
Indexing: \$ _____

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026043862 2 PG(S)
April 06, 2026 09 48 09 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed \$542 50


PREPARED BY AND RETURN TO:
ELIZABETH J. BARBER, ESQ.
Elizabeth J. Barber, P.A.
4671 San Siro Drive
Sarasota, Florida 34235
(941) 879-9980

Prepared without benefit of examination or opinion of title.

WARRANTY DEED

This Warranty Deed is made by **JUAN F. VILLAGOMEZ**, a married man, hereinafter referred to as "Grantor," to **JAV REAL ESTATE SRQ, LLC**, a Florida limited liability company, whose address is: 4450 Brooksdale Dr., Sarasota, FL 34232, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in **Sarasota County, Florida**:

Lot 23, **NEW HOLLYWOOD GARDENS**, according to the plat thereof recorded in Plat Book 9, Page(s) 35, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described property is: 0091070029.

Grantor herein covenants that this property is not the homestead of Grantor, nor is it contiguous with or adjacent to the homestead of the Grantor.

The subject conveyance represents a transfer of unencumbered real property from the Grantor to an LLC in which the Grantor's joint trust is the owner of the LLC. As such, pursuant to applicable Florida law, documentary stamps upon this deed are being paid on one-half (1/2) of the value of the property being transferred.


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

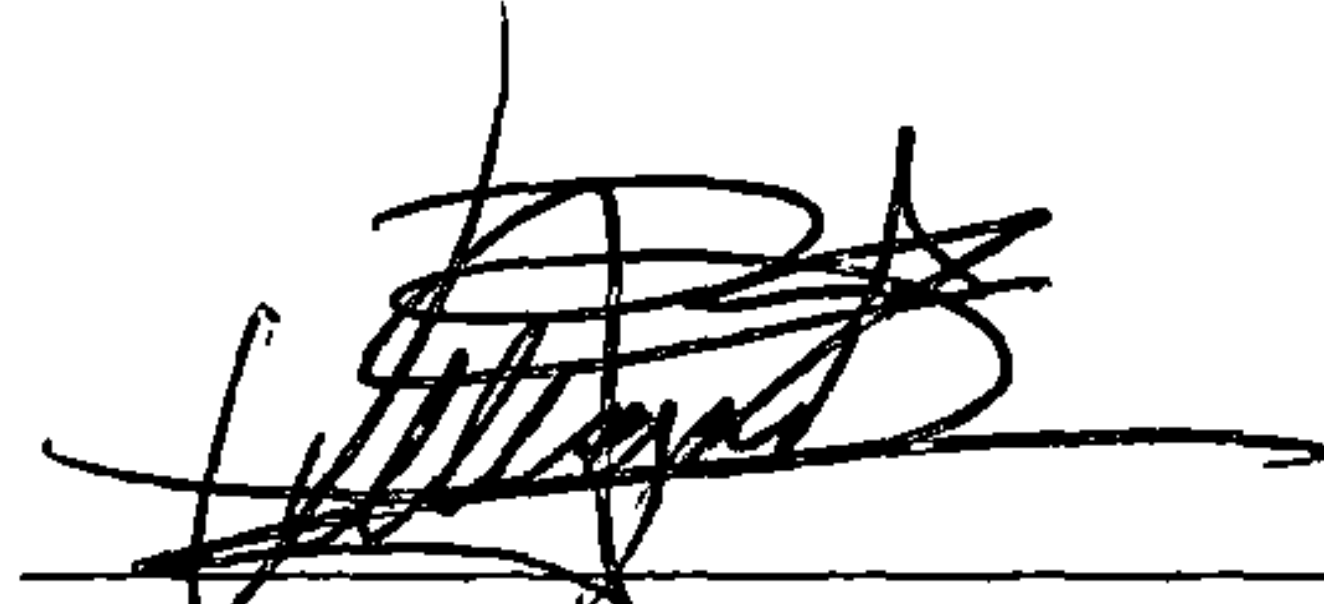
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth

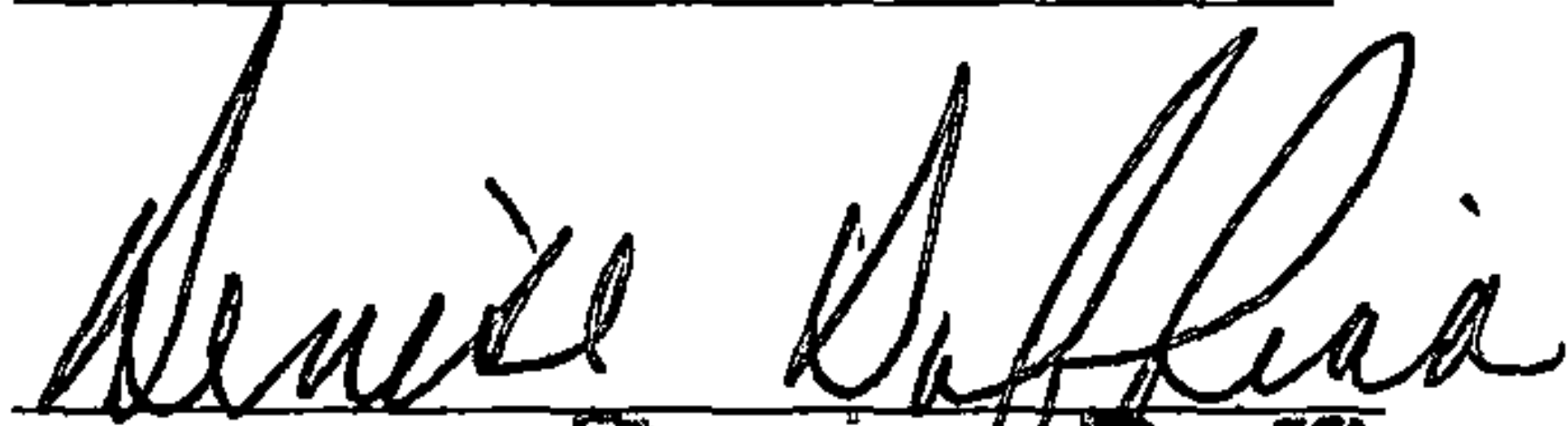
herein.

Dated this 1st day of April, 2026.

WITNESSES:


Print Name. Jennifer Golden
Address of witness:
9040 Town Center Parkwa,
Lakewood Ranch, FL 34202

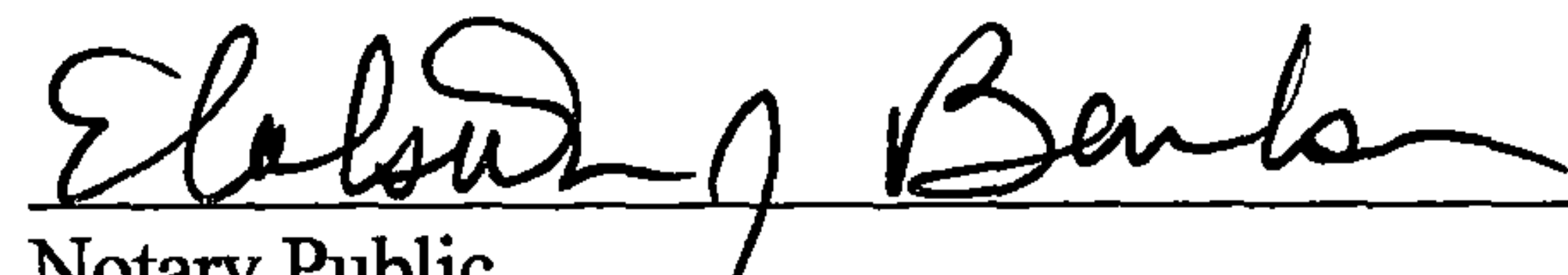

JUAN F. VILLAGOMEZ
Address: 4450 Brooksdale Dr.
Sarasota, Florida 34232


Print Name. Denise Duffina
Address of witness:
9040 Town Center Parkwa,
Lakewood Ranch, FL 34202

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 1st day of April, 2026, by JUAN F. VILLAGOMEZ who (Notary choose one) is personally known to me, or has produced FL DL as identification.

[SEAL]


Notary Public

