

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026047664 2 PG(S)

Prepared by and return to:  
PATRICK SEIDENSTICKER, ESQ.



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Sarasota, Florida 34237  
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4/10/2026 3:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478917

Doc Stamp-Deed: \$1,785.00

Consideration: \$255,000.00  
Documentary Stamps: \$1,785.00  
Recording Fees: \$18.50

Sarasota County Parcel ID No.: 0810030155

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 10<sup>th</sup> day of April, 2026, between **John Cannon Homes, Inc., a Florida corporation**, whose post office address is: 6710 Professional Parkway, Suite 100, Sarasota, FL 34240 ("Grantor"), and **Mary Beth DeMott, as Trustee of the Mary Beth DeMott Revocable Trust dated October 11, 2016, with full power and authority to protect, conserve, sell, lease, encumber or otherwise manage or dispose of the real property**, whose post office address is: 18078 Home Run Drive, Venice, FL 34293 ("Grantee").

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 155, EVERLY AT WELLEN PARK, according to the map or plat thereof, as recorded in Plat Book 57, Page(s) 66, of the Public Records of Sarasota County, Florida.

SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS: Grantee shall commence construction of a single-family residence on the above-described lot by Grantor not earlier than 4 months, and not later than 6 months, following the date of this deed and thereafter diligently pursue such construction to completion. Construction is anticipated to be completed within 18 months after construction commences. Grantor may extend the time periods for commencement and completion of construction, from time to time, upon request from Grantee or if Grantor deems otherwise necessary, in each instance in Grantor's sole and absolute discretion, by written notice from Grantor delivered to Grantee. If Grantee fails to diligently pursue the completion of construction, or otherwise by Grantee's actions or omissions, cause delays in the completion of construction which extend completion of construction for a period of 18 months after construction commences, then Grantor shall have the option to repurchase the above-described lot and improvements at 80% (eighty percent) of the purchase price of the lot, plus 80% (eighty percent) of the costs of completed construction on the above described lot, which have been paid by Grantee to Grantor under the Construction Agreement, at the time of such repurchase. Grantee shall pay closing costs on the repurchase, including title insurance, documentary tax, recording costs, and prorations. This option shall terminate and be of no further effect upon the recording in the Public Records of Sarasota County, Florida, of an instrument to that effect executed by Grantor. In any legal proceeding to enforce or construe any provision of this option in which Grantor is the prevailing party, Grantee shall pay Grantor's attorney's fees and court costs for both trial and appellate proceedings.

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, if any, and taxes for the current year and thereafter.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in our presence:

**John Cannon Homes, Inc., a Florida corporation**

[Handwritten Signature]  
(Signature of first Witness)

By: [Handwritten Signature]  
John K. Cannon, President

TIM MARTIN  
(Printed name of first Witness)

Address of first Witness:  
6710 Professional Parkway, Suite 100  
Sarasota, FL 34240

[Handwritten Signature]  
(Signature of second Witness)

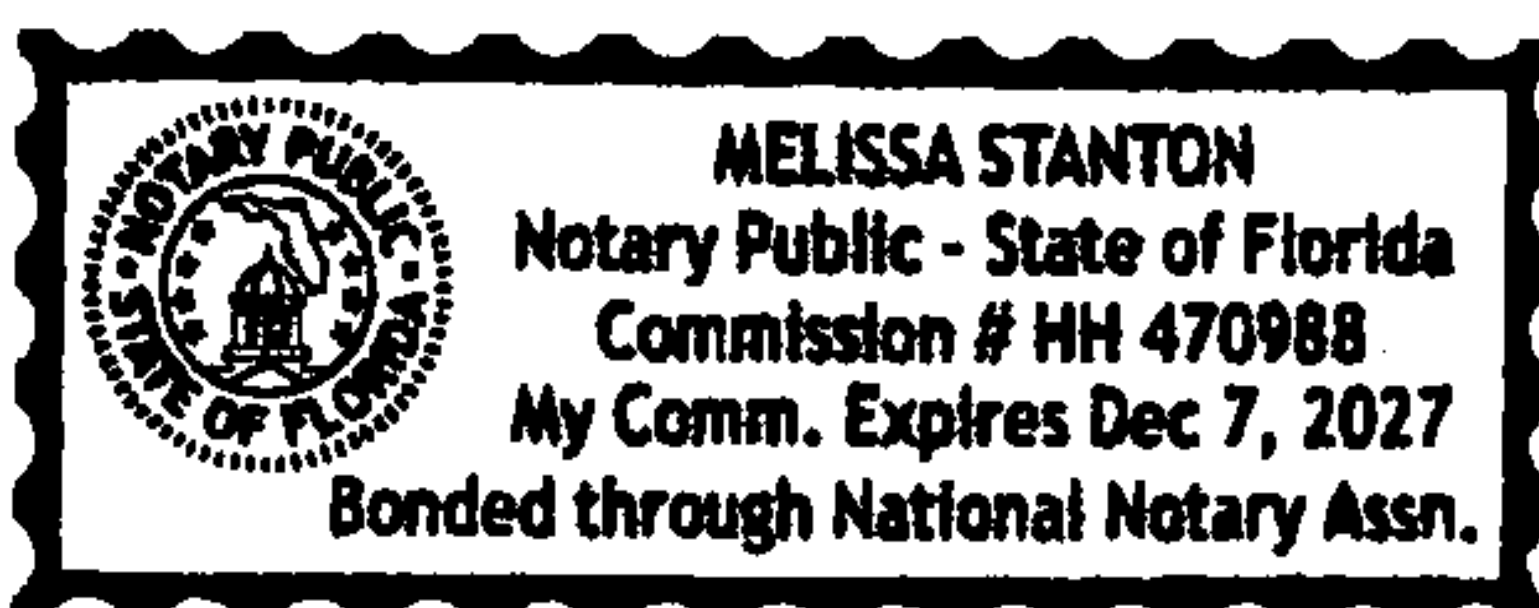
MIKE FINLEY  
(Printed name of second Witness)

Address of second Witness:  
6710 Professional Parkway, Suite 100  
Sarasota, FL 34240

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9th day of April, 2026, by John K. Cannon as President of John Cannon Homes, Inc., a Florida corporation, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

(Notary Seal)



[Handwritten Signature]  
Notary Public  
Print Name: Melissa Stanton  
My Commission Expires: 12-7-27