

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026048107 2 PG(S)**

4/13/2026 2:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479330

Consideration: \$2,550,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle, Suite 200
Lakewood Ranch, FL 34202
26-47848-001

Doc Stamp-Deed: \$17,850.00

Property Appraiser's Parcel ID No.: 0077080007
(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 10th day of April, 2026, by and between **RJJM "LLC"**, a Florida limited liability company, whose address is **1805 Siesta Drive, Sarasota, FL 34239** (hereinafter "GRANTOR"), and **Tracie Volder Kimiayi, a married woman**, whose address is **2554 Ruffing Court, Sarasota, FL 34237** (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:

LOT 32, BLOCK F, OYSTER BAY ESTATES, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 79, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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.

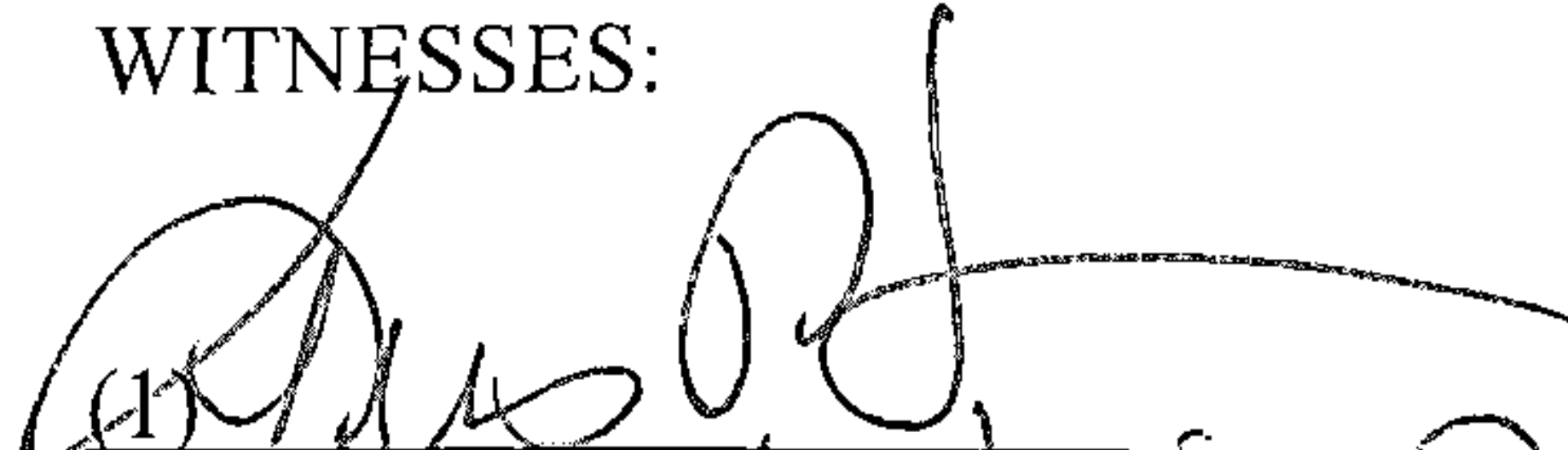
The individual executing this instrument on behalf of Grantor covenants and agrees that he has full right and authority to execute this instrument on behalf of Grantor.

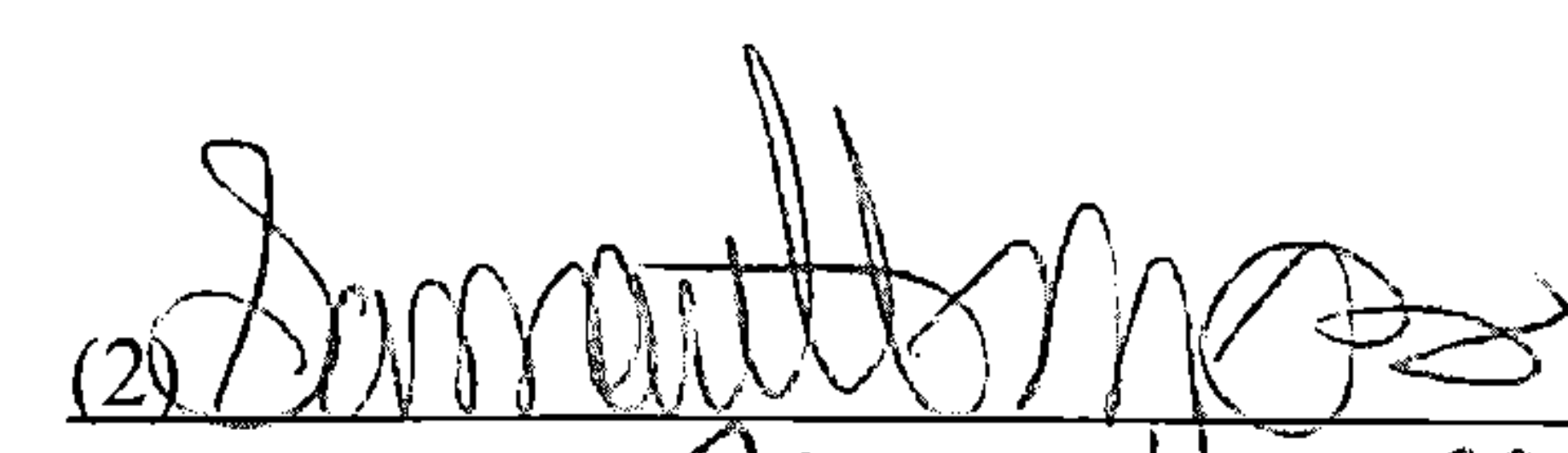
{acknowledgment signatures on following page}

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:

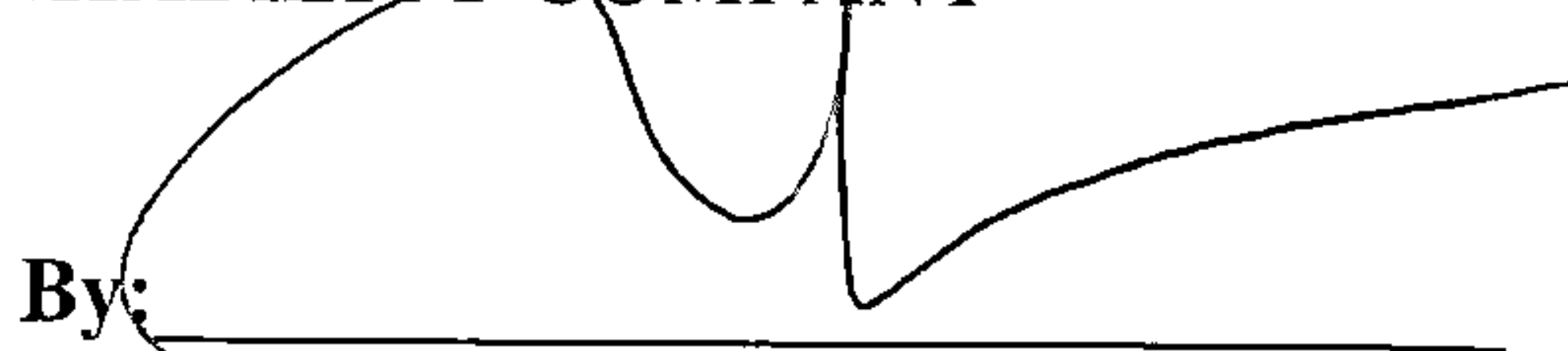
WITNESSES:


Printed Name Kristina P. Shults
P.O. Address: 3700 South Tamiami Trail
Sarasota, FL 34239


Printed Name Samantha M. Bo
P.O. Address: 3700 South Tamiami Trail
Sarasota, FL 34239

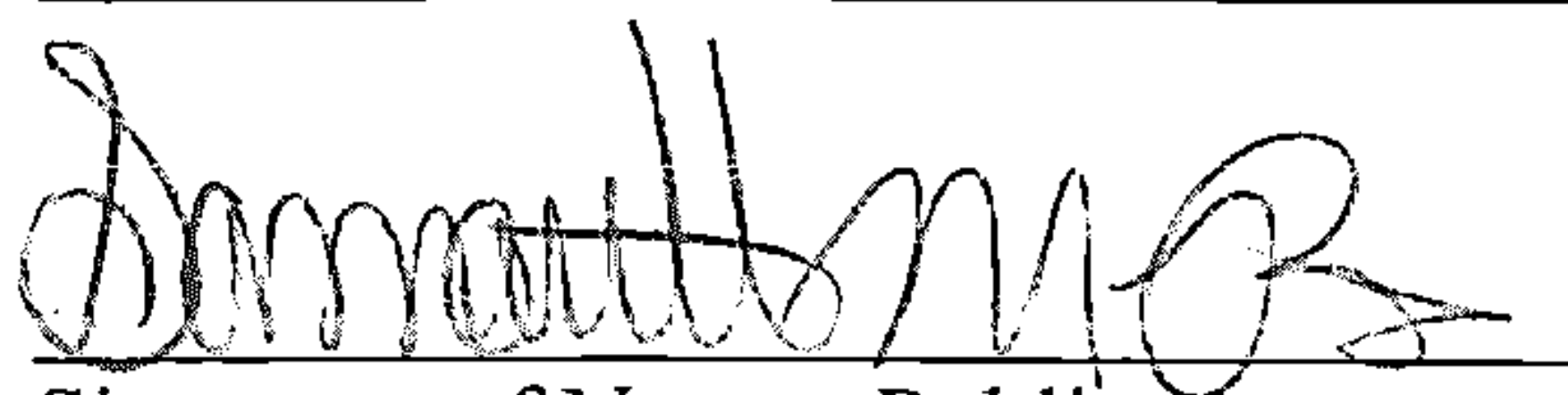
GRANTOR:

RJJM "LLC", A FLORIDA LIMITED LIABILITY COMPANY


By: Robert T. Allegra
Its: Manager

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 Robert T. Allegra, as Manager of RJJM "LLC", a Florida limited liability company, who is/are personally known to me or who has/have produced FLDL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

