

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

File Number: 2026-0138

Property address:
675 Bird Bay Cir #100 Bld 15, Venice, Florida 34285

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026049847 2 PG(S)

4/15/2026 4:04 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480917

Doc Stamp-Deed: \$1,260.00

General Warranty Deed

Made this April 15, 2026 A.D. By **Donna Beck and Gary Beck, Wife and Husband**, whose post office address is: 404 Bermuda Isle Circle, Venice, Florida 34292, hereinafter called the Grantor, to; **JLM Coastal Holdings LLC, a Florida limited liability company**, whose post office address is: 12 Rutledge Road, Pine Brook, New Jersey 07058, hereinafter called the 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 \$180,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

UNIT 100, BIRD BAY 1, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1269, PAGES 559 THROUGH 664, AND AMENDMENTS THERETO AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 11, PAGES 37 THROUGH 37J, AND AMENDMENTS THERETO, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0406101100**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

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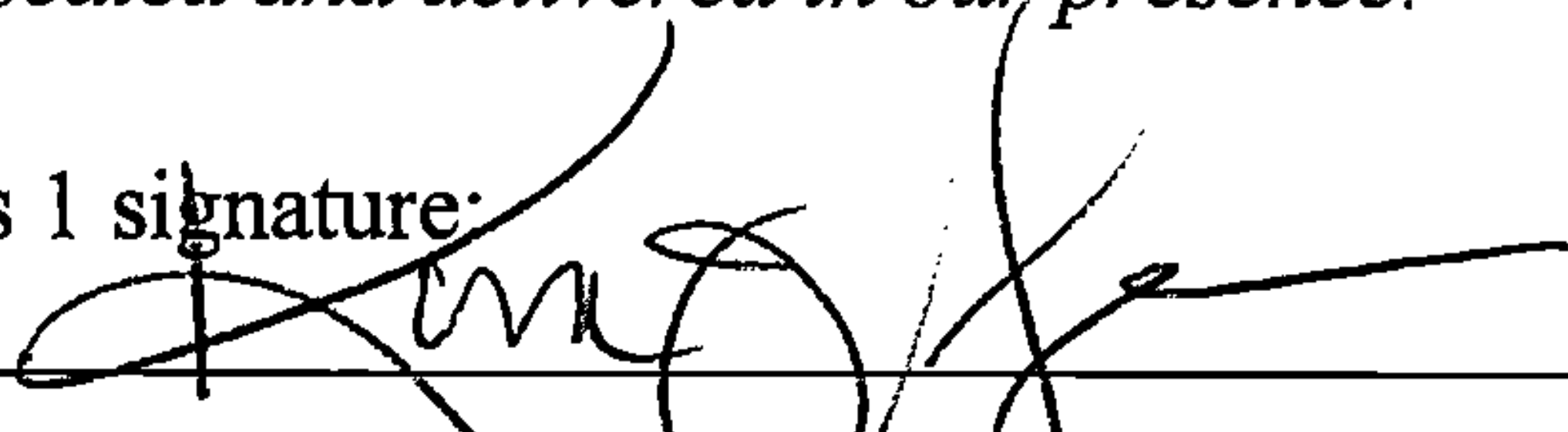
Property address:
675 Bird Bay Cir #100 Bld 15, Venice, Florida 34285

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

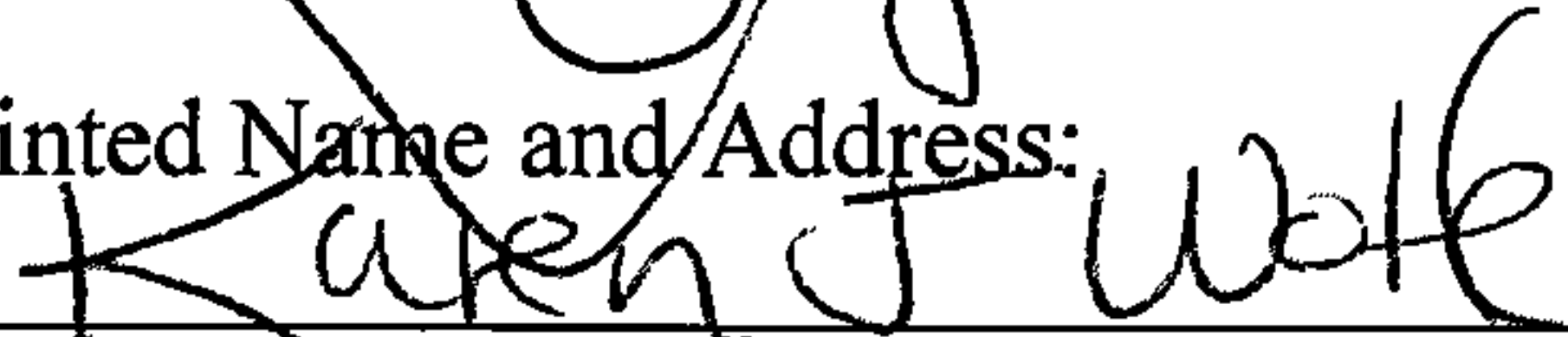
Signed, sealed and delivered in our presence:

Witness 1 signature:

X

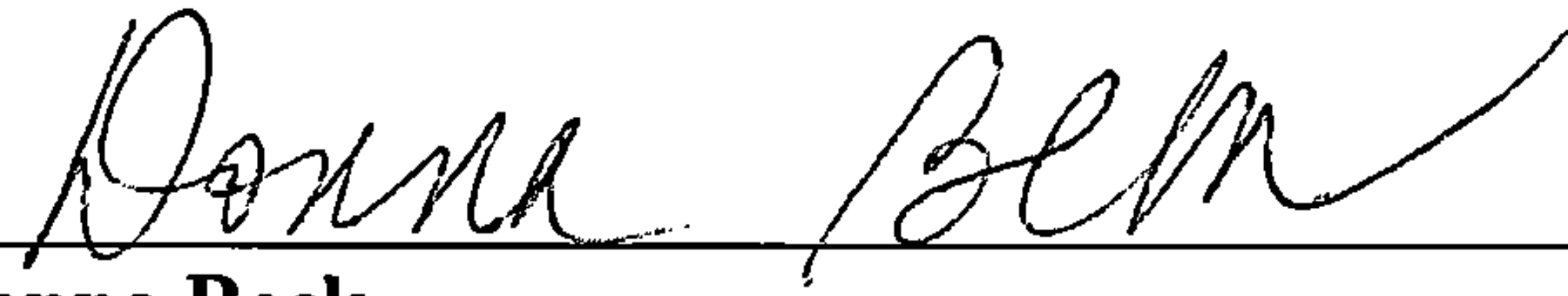


Witness 1 Printed Name and Address:



4130 Woodmere Park Blvd., Venice, Florida 34293

X

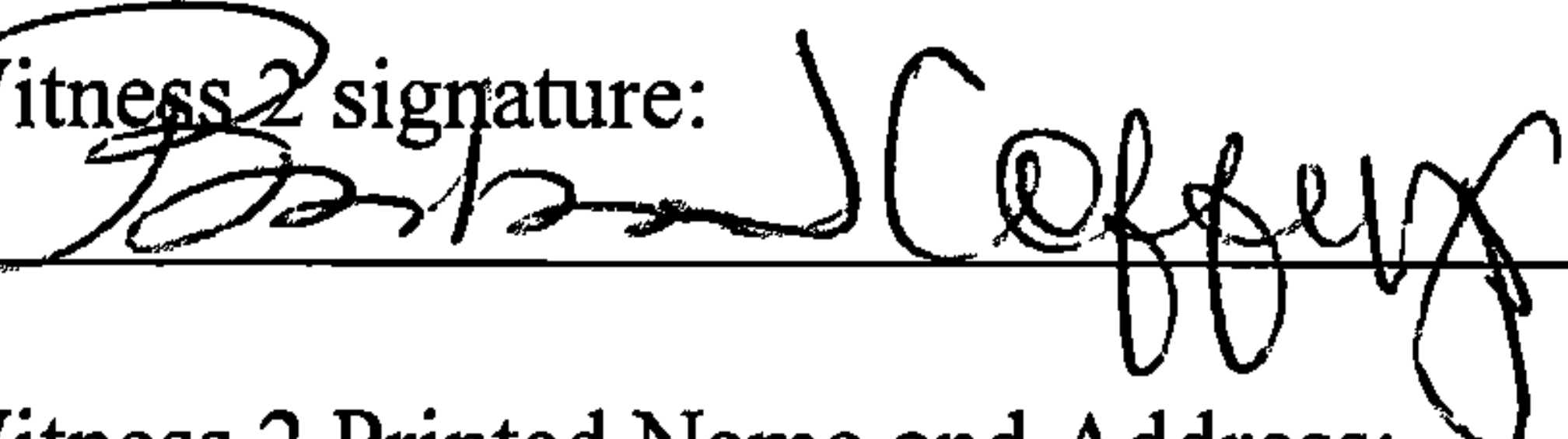


Donna Beck

Address: 404 Bermuda Isle Circle, Venice, Florida
34292

Witness 2 signature:

X

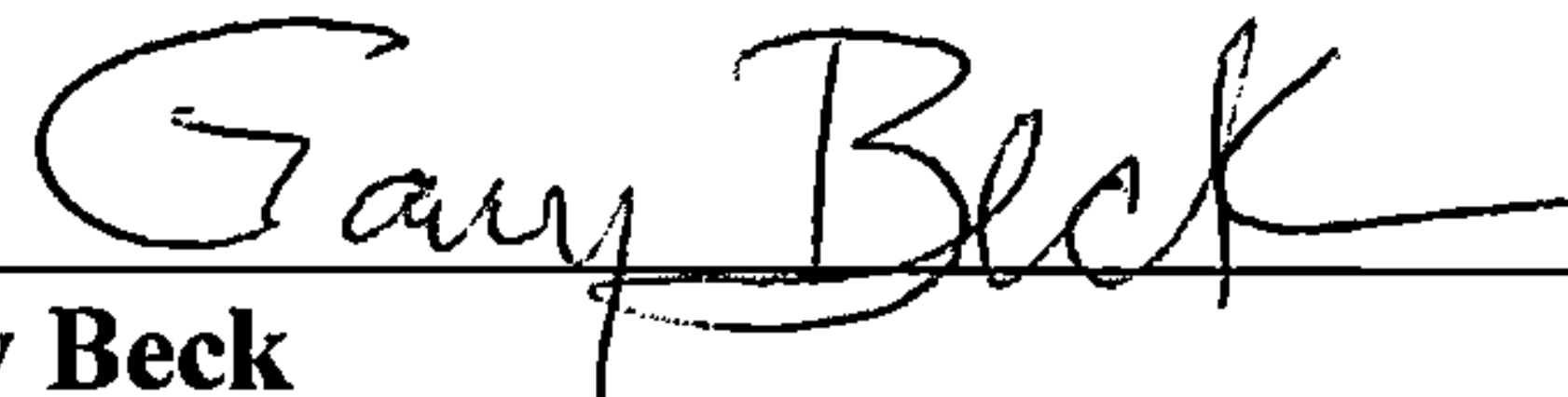


Witness 2 Printed Name and Address:



4130 Woodmere Park Blvd., Venice, Florida 34293

X

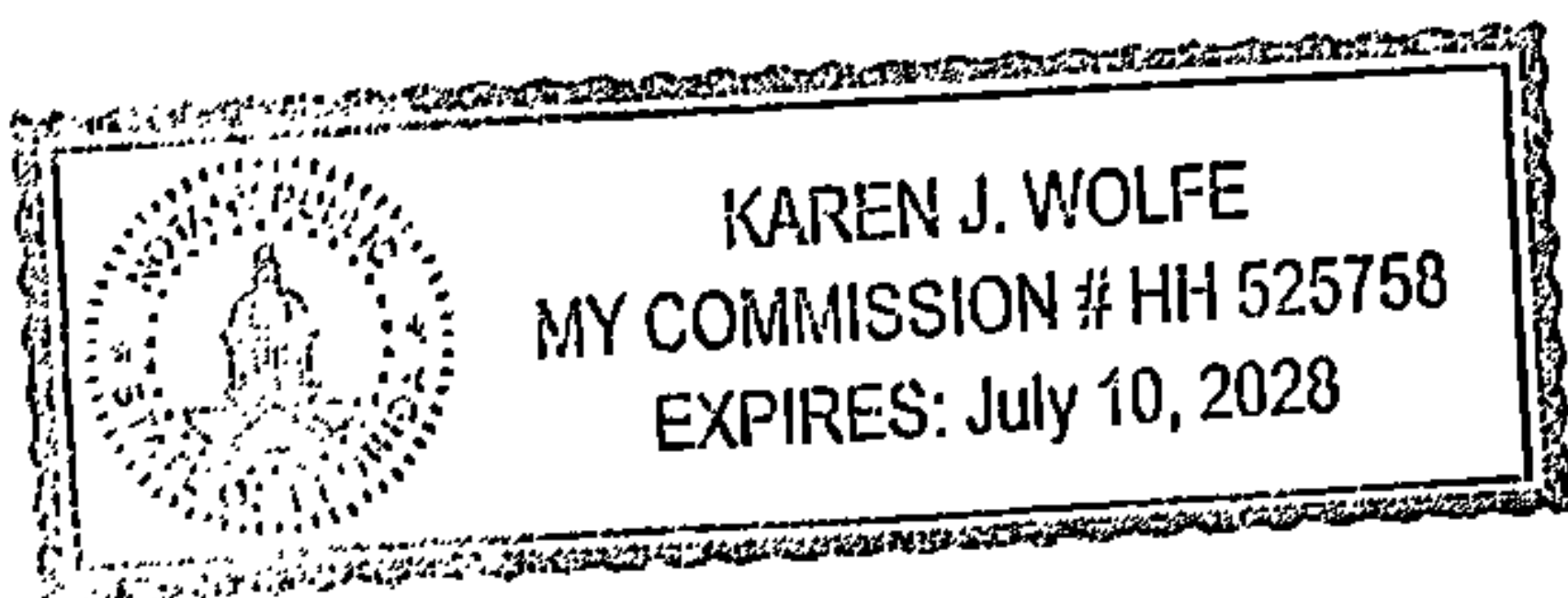


Gary Beck

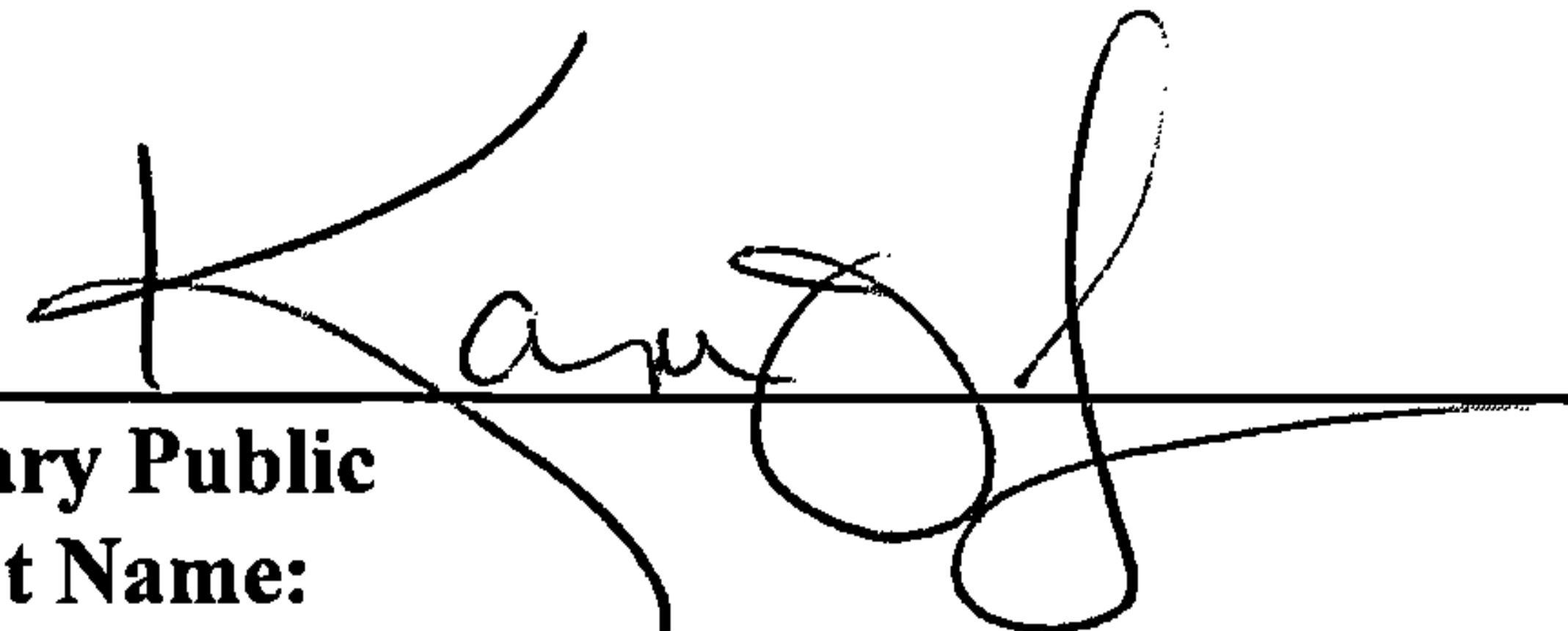
Address: 404 Bermuda Isle Circle, Venice, Florida
34292

State of Florida County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization, this 15th day of April, 2026, by Donna Beck and Gary Beck, who produced FL DL Licenses as identification.



X



Notary Public

Print Name:

My Commission Expires:

Seal: