

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026053542 2 PG(S)**

4/22/2026 2:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484182

Prepared By and Return To:

Reggie Palmer
Parkway Title, LLC
1101 N. Lake Destiny Rd., Suite 425
Maitland, FL 32751

Doc Stamp-Deed: \$2,099.30

Order No.: FL-26030071-CMP

Property Appraiser's Parcel I.D. (folio) Number:
0986024119

WARRANTY DEED

THIS WARRANTY DEED dated this the 21st day of April, 2026, by WJHFL LLC, d/b/a WJH LLC, a Delaware limited liability company, aka WJH LLC, a Delaware limited liability company dba WJHFL LLC, a Foreign Florida limited liability company, existing under the laws of Delaware, and having its principal place of business at 2325 Lakeview Parkway, Suite 600, Alpharetta, GA 30009 (the "Grantor"), to Julie Faye Brandenburg, a single woman, whose post office address is 1183 Montana Ln, North Port, FL 34286 (the "Grantee").

(Wherever used herein the terms "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, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of SARASOTA, State of Florida, viz:

Lot 19, Block 241, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof recorded in Plat Book 12, Page 20, of the Public Records of Sarasota County, Florida.

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

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

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

Signed, sealed and delivered in presence of:

Reggie Palmer
Witness Signature
Reggie Palmer
Printed Name of First Witness

1101 N. Lake Destiny Road, Suite 425,
Maitland, FL 32751
Address of First Witness

Shannon Igielski
Witness Signature
Shannon Igielski
Printed Name of Second Witness

1101 N. Lake Destiny Road, Suite 425,
Maitland, FL 32751
Address of Second Witness

WJHFL LLC, d/b/a WJH LLC, a Delaware limited liability company

BY: Karina Juhnke
Karina Juhnke
Closing Manager

Grantor Address:
2325 Lakeview Parkway, Suite 600
Alpharetta, GA 30009

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization this 21st day of April, 2026 by Karina Juhnke as Closing Manager of WJHFL LLC, d/b/a WJH LLC, a Delaware limited liability company., [X] who is personally known to me or who has produced _____ (type of identification) as identification.

Shannon Igielski
Notary Public
Printed Name: Shannon Igielski
Commission # _____
My Commission Expires: 6/26/26

