

5/6/2026 1:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490570

Doc Stamp-Deed: \$5,740.00

Prepared by and return to:

Tammy Melichar

Ulrich Scarlett Watts & Dean, P.A.

713 S Orange Avenue, Suite 201

Sarasota, FL 34236

(941) 955-5100

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5th day of May, 2026 between James O. Johnson Jr and Leah A. Johnson, Husband and Wife whose post office address is 10652 Wennington ST, Middle River, MD 21220, grantor, and Jeffrey Paul Salzman and Lisa Hahn Salzman as Co-Trustees of the Salzman Joint Revocable Living Trust dated November 1, 2023, and any future amendments whose post office address is 7793 John Elwood Drive, Centerville, OH 45459, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Sarasota County, Florida to-wit:

Unit 901, Building "A", THE POINTE ON MIDNIGHT PASS, A CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Records Book 1090, Page 745, and amendments thereto, and as per the plat thereof recorded in Condominium Plat Book 8, Page 45, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements appurtenant thereto.

Parcel Number: 0131131048

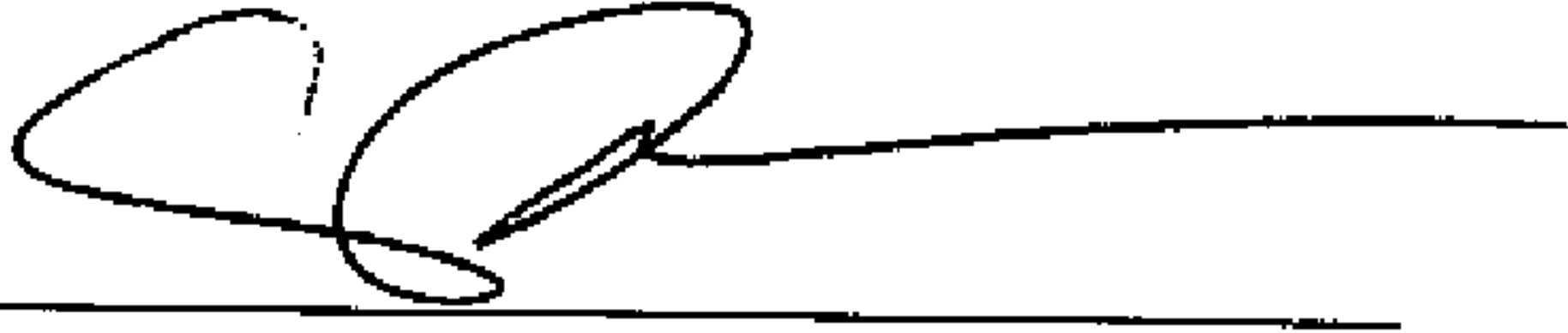
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

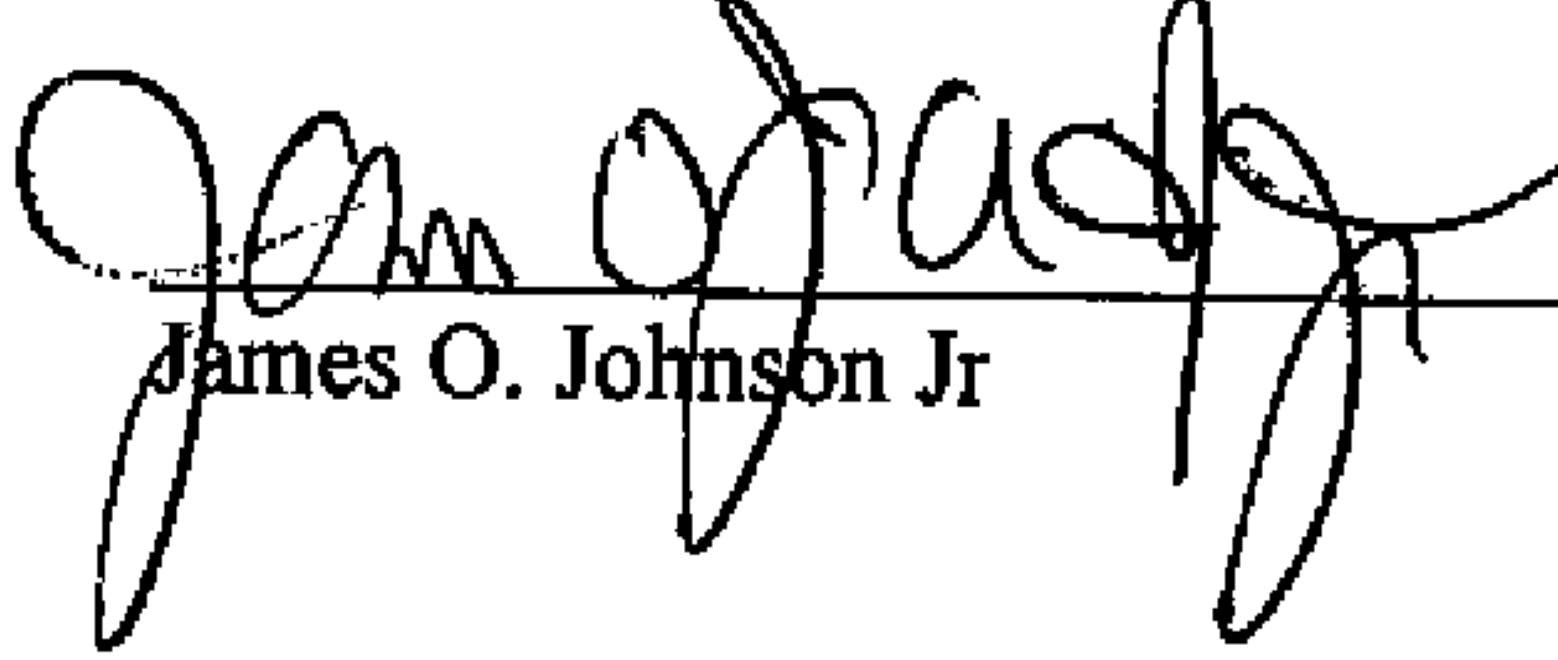
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2025.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

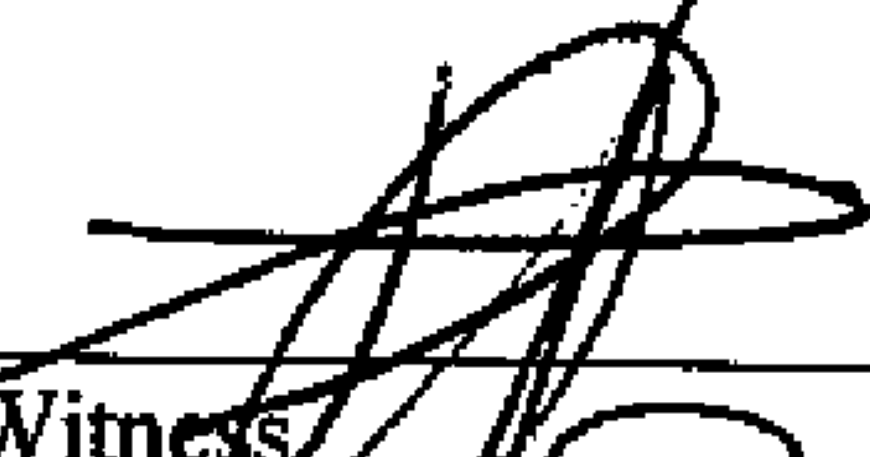
Signed, sealed and delivered in our presence:




Witness
Printed Name: Sara Kovitz
P.O. Address: 713 S. Orange Avenue, Ste 201
Sarasota, FL 34236



James O. Johnson Jr



Witness
Printed Name: Donald W. Scarlett Jr
P.O. Address: 713 S. Orange Avenue, Ste 201
Sarasota, FL 34236

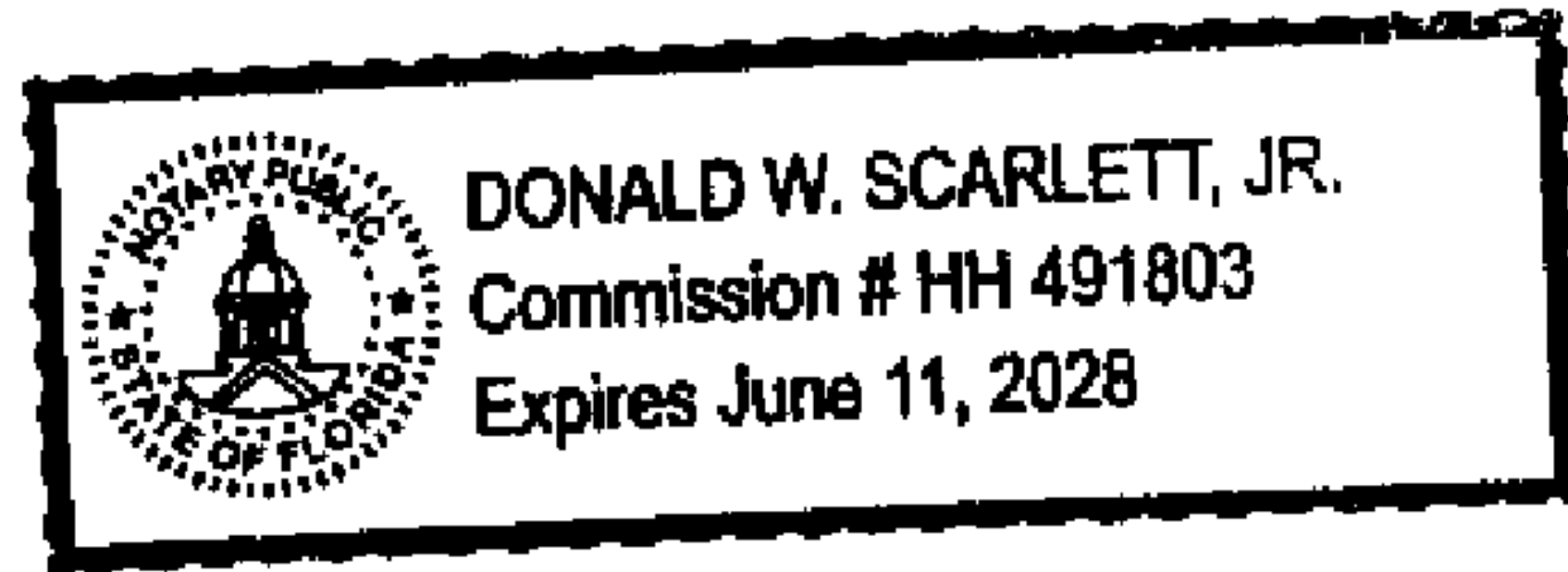


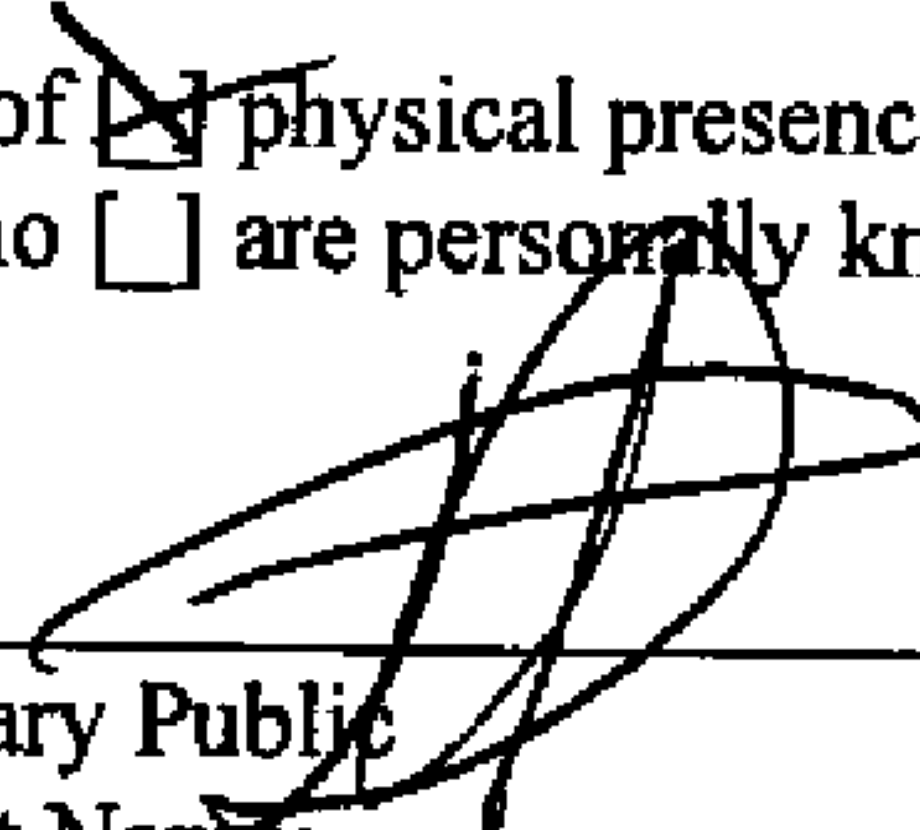
Leah A. Johnson

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of May, 2026 by James O. Johnson Jr and Leah A. Johnson who are personally known or have produced drivers' licenses as identification.

[Seal]





Notary Public
Print Name: _____
My Commission Expires: _____