

5/7/2026 2:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491288

Prepared by and Return to:
Heather Jacobs
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

Doc Stamp-Deed: \$98.00

File No.: NP-2026-3080
Parcel ID Number: 0971128214

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 8th day of May, 2026 between Clementina M. D'Aleo, a single woman, whose post office address is 8189 Severn Drive, A, Boca Raton, FL 33433, of the County of Palm Beach, State of Florida, Grantor, to JD Sopenheimer Holdings, LLC, a Florida Limited Liability Company, whose post office address is 4408 Bee Ridge Rd, Sarasota, FL 34233, of the County of , State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, situate, lying and being in Sarasota, Florida, to-wit:

Lot 14, Block 1282, Twenty-Sixth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 3, 3A through 3S, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Ellen Trempes
WITNESS 1 SIGNATURE
PRINT NAME: ELLEN TREMPER

Clementina M D'Aleo
Clementina M. D'Aleo

WITNESS 1 ADDRESS:
1835 UNIVERSITY DR
CORAL SPRINGS, FL 33071

Tammy Veaster
WITNESS 2 SIGNATURE
PRINT NAME: TAMMY VEASTER

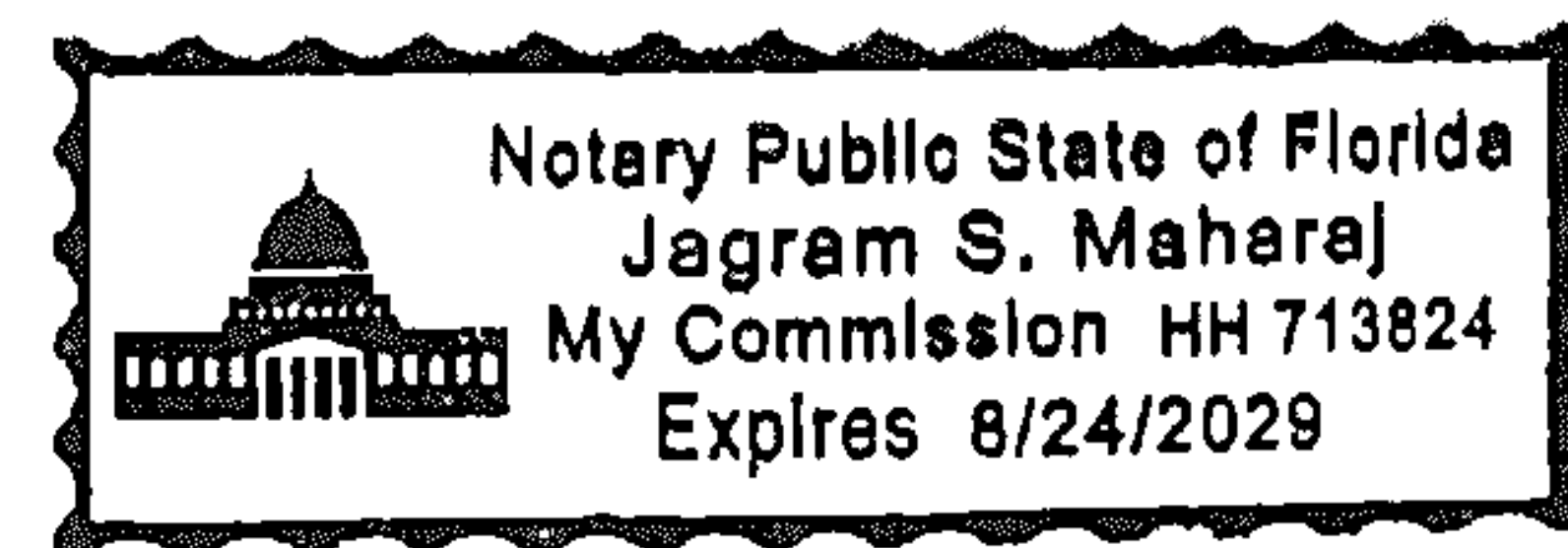
WITNESS 2 ADDRESS:
6021 KUNLEO AVE
PARILAND FL 33067

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of May, 2026, by Clementina M. D'Aleo, who is/are personally known to me or who has/have produced _____ as identification.

Jagam S. Maharaj
Signature of Notary Public

JAGAM S. MAHARAJ
Print, Type/Stamp Name of Notary



(NOTARY SEAL)