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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492646

Doc Stamp-Deed: \$0.70

Prepared by and when recorded return to:

Rachel Drude Tomori, Esq., LL.M.

DRUDE TOMORI LAW, PA

2051 1st Avenue North

St. Petersburg, Florida 33713

Parcel ID No. 0007070016

Consideration: \$10.00

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE made effective on the 11th day of May, 2026, between **SMLLBK, LLC**, a Florida limited liability company (hereinafter referred to as "**Grantor**"), whose post office address is 1667 Marsh Harbor Lane, Unit A, Mount Pleasant, South Carolina 29464, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **John Monroe McLendon and Emily Cameron McLendon, husband and wife, as joint tenants with right of survivorship** (hereinafter referred to collectively as "**Grantee**"), whose mailing address is 1667 Marsh Harbor Lane, Unit A, Mount Pleasant, South Carolina 29464, hereby **CONVEYS and WARRANTS** unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Sarasota and State of Florida:

Lot 11, HARBOUR OAKS II, according to the map or plat thereof, as recorded in Plat Book 30, Pages 35 and 35A, of the Public Records of Sarasota County, Florida.

The purpose of this Warranty Deed is to comply with the Governing Documents of Harbour Circle Homeowners Association, which does not allow property ownership by a limited liability company (LLC). Accordingly, this is a corrective transfer by the LLC to its individual members for no consideration for HOA compliance purposes.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TO HAVE AND TO HOLD the property in fee simple forever, together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

AND 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

[SIGNATURES AND ACKNOWLEDGMENT SET FORTH ON FOLLOWING PAGE]

