

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026064670 2 PG(S)**

5/13/2026 2:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3493713

Doc Stamp-Deed: \$1,505.70

Prepared by and Recording requested by:

Reid McCullough

McCullough Legal Services

2477 Stickney Point Road

200A

Sarasota, FL 34231

941-484-9714

File Number: 2026-440

Parcel ID: 0102090041

Consideration: \$215,021.64

Warranty Deed

Know All Men By These Presents that, **Raymond Andrew De Los Santos, a single man**, (henceforth referred to as "Grantor") of **6753 Keystone Drive, Sarasota, FL 34231**, for consideration paid, grant to **JMB Management Development Group LLC, a Florida Limited Liability Company**, (henceforth referred to as "Grantee") of **4260 Swift Road, Sarasota, FL 34231**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 2, Block 67, GULF GATE SUBDIVISION, UNIT NO. 15, according to the plat thereof, recorded in Plat Book 18, Page(s) 46 and 46A, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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: December 31, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 13th day of May, 2026

WARRANTY DEED

Witness #1 Signature
Reid McCullough
Witness #1 Printed Name

Raymond Andrew De Los Santos
Raymond Andrew De Los Santos

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

Witness #2 Signature
Hillary McCullough
Witness #2 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of May, 2026, by Raymond Andrew De Los Santos, who is/are personally known to me or who has/have produced Valid DL as identification.

[Signature]
Signature of Notary Public
Reid McCullough
Print, Type/Stamp Name of Notary

