

5/15/2026 2:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3494942

This Instrument Prepared by and Return to:

Savanna Wienke

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260760

Parcel ID: **1126233211**

Florida Documentary Stamps in the amount of **\$44.80** have been paid hereon.

Doc Stamp-Deed: \$44.80

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **15th day of May, 2026** by

Geralde Dorismond Mack,

whose post office address is P.O. Box 154, Sarasota, FL 34230,

herein called the Grantor, to

JR Land Holdings LLC, a Florida Limited Liability Company,

whose post office address is 6628 Clemson Street, Bradenton, FL 34207,

hereinafter called 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of SIX THOUSAND THREE HUNDRED FIVE AND 00/100 (**\$6,305.00**) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Sarasota County, State of Florida, viz.:

Lot 11, Block 2332, 47th ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the plat thereof, as recorded in Plat Book 19, Pages 46, 46A through 46GG, of the Public Records of Sarasota County, Florida.

The Grantor herein certifies that the property is vacant land and unimproved. Grantor herein covenants that this property is not the homestead of the Grantor nor contiguous to their homestead.

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, and hereby 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 January 1, 2026.

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

Signed, sealed, and delivered in the presence of:

Witness #1:

Savanna Wienke
Signature
Savanna Wienke
Printed Name

324 Goldstein Street, Punta Gorda, FL 33950
Full Address

Geralde Dorismond Mack
Geralde Dorismond Mack

Witness #2:

Mackenzie Pagalday
Signature
Mackenzie Pagalday
Printed Name

324 Goldstein Street, Punta Gorda, FL 33950
Full Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 15 day of May, 2026, by Geralde Dorismond
Mack, ☐ who is/are personally known to me or ☒ who has/have produced
D.I. as identification.

Savanna Wienke
Signature of Notary Public
Savanna Wienke
Print, Type/Stamp Name of Notary

