

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066394 2 PG(S)**

Consideration: \$3,800,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48221-001

5/18/2026 11:05 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3495215

Doc Stamp-Deed: \$26,600.00

Property Appraiser's Parcel ID No.: 0082110063

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 14th day of May, 2026, by and between **CJGM HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **1356 Point Crisp Road, Sarasota, FL 34242** (hereinafter "GRANTOR"), and **SHAWN PAUL HITTMAN, A SINGLE MAN**, whose address is **36723 Hollyhock Woods Drive, Oconomowoc, WI 53066** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 9 AND 10, BLOCK 21, SARASOTA BEACH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGES 76 THROUGH 81, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) *Tim Yocum*
Printed Name Tim Yocum
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

GRANTOR:

CJGM HOLDINGS LLC, a Florida limited liability company

By: *James Lee Woodman*
James Lee Woodman
Its: **Authorized Member**

(2) *Kristiana P. Shultis*
Printed Name Kristiana P. Shultis
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ Sarasota (W)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 13 day of May, 2026, by James Lee Woodman, Authorized Member of CJGM HOLDINGS LLC, a Florida limited liability company, () who is/are personally known to me or () who has/have produced *D* as identification.

Kristiana P. Shultis
Signature of Notary Public



Print, Type/Stamp Name of Notary