

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026067533 2 PG(S)**

5/19/2026 1:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496114

CONSIDERATION: \$325,000.00

DOC TAX: \$2,275.00

RECORD: \$18.50

PARCEL ID NO.: 0969-06-5919

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Christa Folkers, Esq.

Doc Stamp-Deed: \$2,275.00

WARRANTY DEED

THIS INDENTURE is made as of the 18th day of May 2026, by and between **JMS NP HOLDINGS, LLC, a Florida limited liability company**, hereinafter referred to as Grantor, whose post office address is 3400 South Tamiami Trail, Sarasota, FL 34239, and **LUCIA RIVERA**, hereinafter referred to as Grantee, whose post office address is 3236 California Terrace, North Port, FL 34291.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 19, Block 659, FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 13, Page 13, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Brittney Santiago
Witness Name: Brittney Santiago
50 Central Avenue
8th Floor
Witness Address: Sarasota, FL 34236
ga
Witness Name: Amy L. Concilio
50 Central Avenue
8th Floor
Witness Address: Sarasota, FL 34236

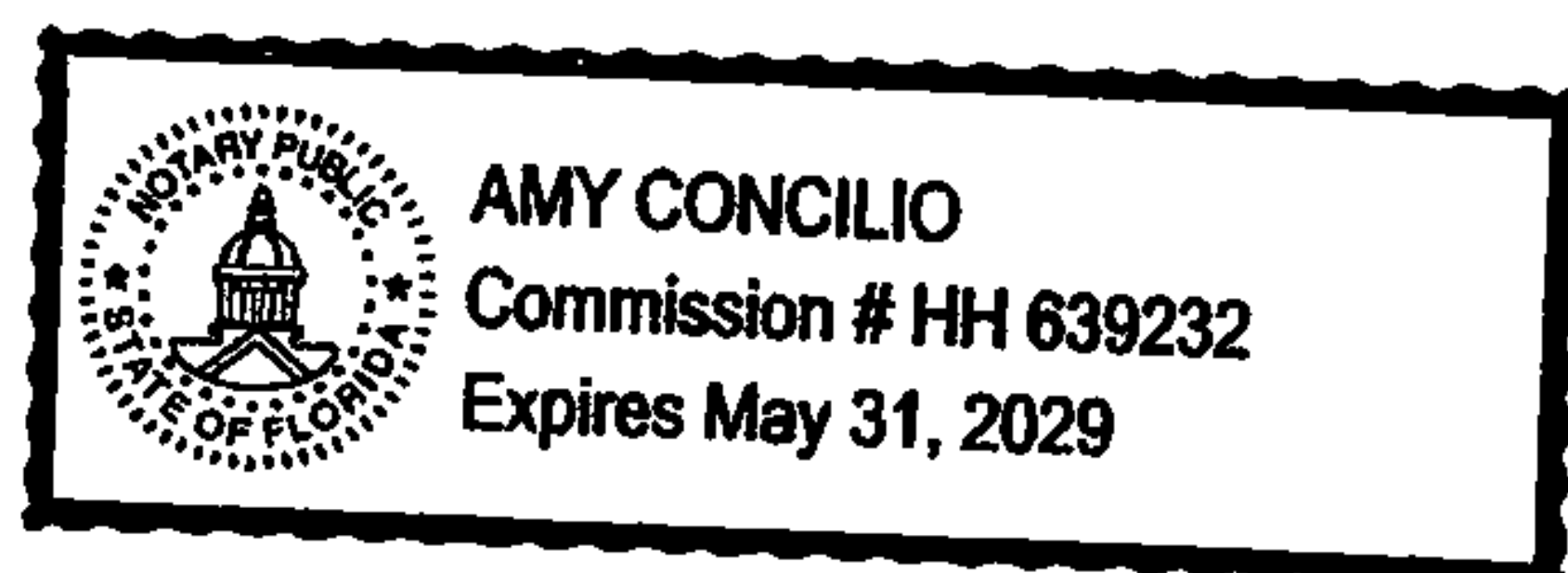
JMS NP HOLDINGS, LLC, a Florida limited liability company

By: U. Mayr
FRIEDRICH MAYR, Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of May 2026 by FRIEDRICH MAYR, as Manager of JMS NP HOLDINGS, LLC, a Florida limited liability company, who is personally known to me or who has produced DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



ga
Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____.