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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497240

Prepared by and return to:

William A. Doole, Esq.
William A. Dooley, P.A.
2042 Bee Ridge Road
Sarasota, FL 34239
941-556-7200
File Number: 3105-001

Doc Stamp-Deed: \$8,400.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of May, 2026 between FIGJAM2 LLC, an Ohio Limited liability company whose post office address is 2655 Deseret Dr., Powell, OH 43065, grantor, and Karl Albert Hebbe and Joyce Anne Hebbe, husband and wife whose post office address is 111 Stout Drive, Middletown, NJ 07748, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Unit No. 10, ISLAND HOUSE, a Condominium according to the Declaration of Condominium recorded in Official Records Book 589, Page 406, and amendments thereto, and as per plat thereof recorded in Condominium Book 1, Pages 49, 49A through 49C, and amendments thereto, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0106032010

Subject to easements, restrictions and reservations of record.

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Tonea Gray
Witness Name: Tonea Gray
Witness Address: 1205 Melville St. Petersburg, VA 23803

FIGJAM2 LLC, an Ohio Limited liability company
By: Jonathan Dunham
Jonathan Dunham, Member

Lisa Svanda
Witness Name: Lisa Svanda
Witness Address: 8401 Turnberry Circle, Sarasota, FL 34241

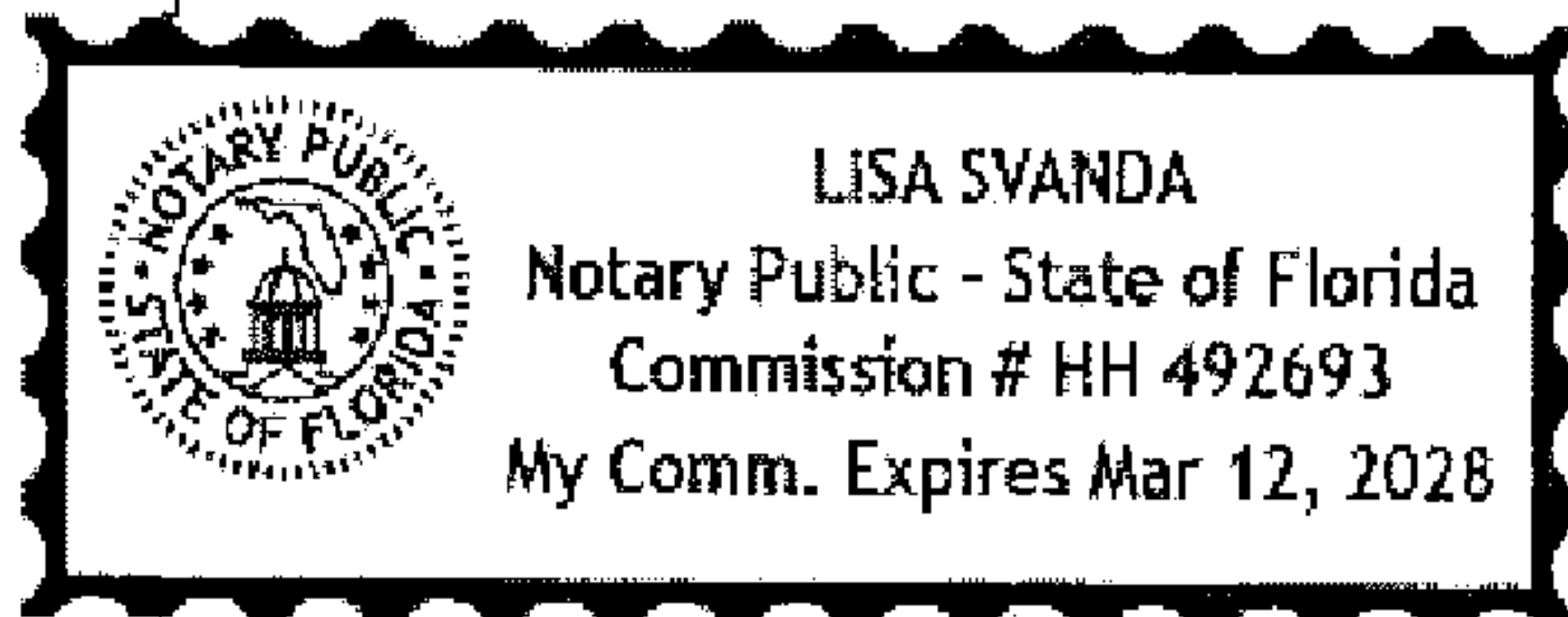
Tonea Gray
Witness Name: Tonea Gray
Witness Address: 1205 Melville St. Petersburg, VA 23803
By: Jeffrey Canter
Jeffrey Canter, Member

Lisa Svanda
Witness Name: Lisa Svanda
Witness Address: 8401 Turnberry Circle, Sarasota, FL 34241

State of ~~XXXX~~ Florida LS
County of Sarasota

The foregoing instrument was acknowledged before me by means of ~~physical presence~~ or online notarization, this 20 day of May, 2026 by Jonathan Dunham, Member and Jeffrey Canter, Member of FIGJAM2 LLC, an Ohio Limited liability company, on behalf of the company, who are personally known to me or have produced a driver's license as identification.

[Notary Seal]



Lisa Svanda
Notary Public
Printed Name: Lisa Svanda
My Commission Expires: 3/12/2028

Notarization online using 2way Audio/Video technology.