

5/21/2026 3:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497448

Doc Stamp-Deed: \$2,240.00

Prepared by and Return to:
Eddisse Turner
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

File No.: NP-2026-3064
Parcel ID Number: 1008255201

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **20th day of May, 2026** between **4MJ INVESTMENTS LLC, a Michigan Limited Liability Company**, whose post office address is **1814 Woods Way, Mount Pleasant, MI 48858**, of the County of Isabella, State of Michigan, Grantor, to **Daniel Fernandez Dominguez, a single man**, whose post office address is **5574 Fairlane Drive, North Port, FL 34288**, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 1, Block 2552, 51st Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 21, Page(s) 8, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Eddisse Turner
WITNESS 1 SIGNATURE
PRINT NAME: Eddisse Turner

WITNESS 1 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

Samie Murphy
WITNESS 2 SIGNATURE
PRINT NAME: Samie Murphy

WITNESS 2 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

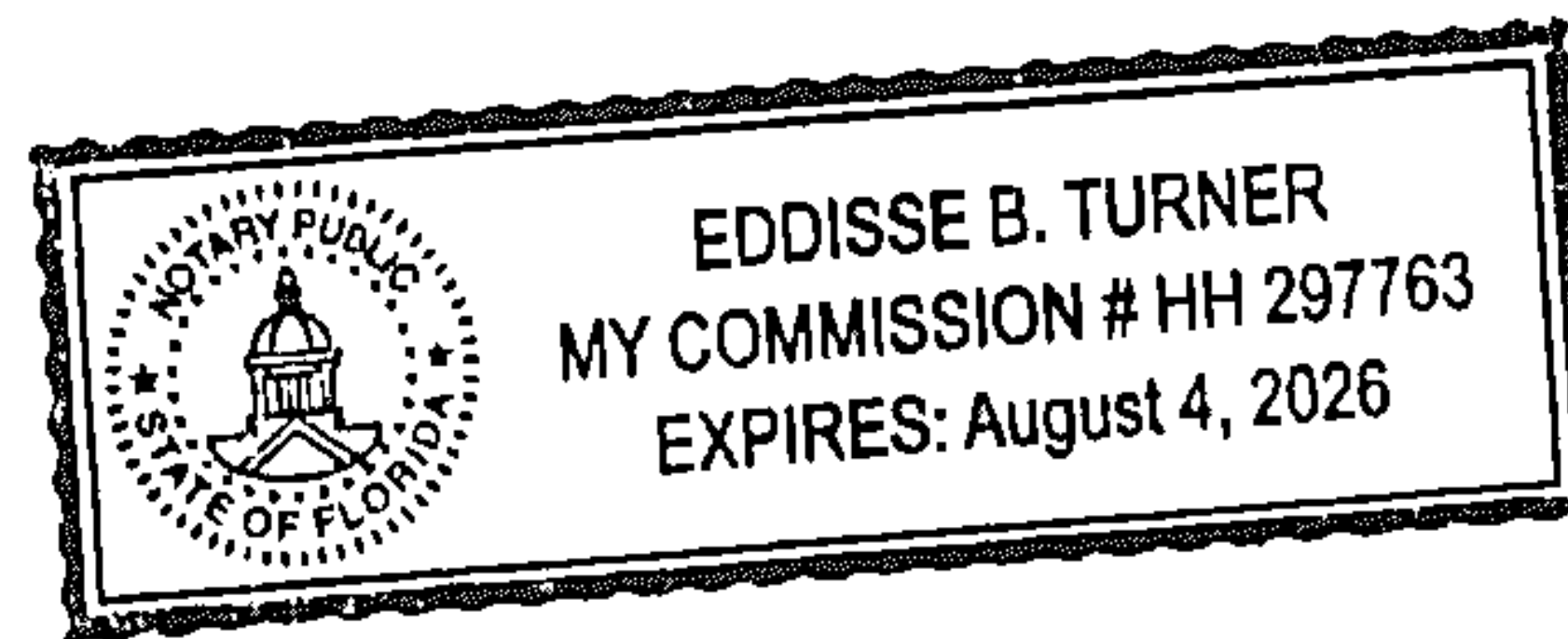
4MJ INVESTMENTS LLC, a Michigan
Limited Liability Company

By: Barry Delau II
Barry Delau, II, Manager

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 Barry Delau, II, Manager of 4MJ INVESTMENTS LLC, a MI Limited Liability Company, on behalf of the company, () who is/are personally known to me or () who has/have produced MI Drillers License as identification.

Eddisse Turner
Signature of Notary Public
Eddisse Turner
Print, Type/Stamp Name of Notary



(NOTARY SEAL)