

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073775 2 PG(S)**

6/1/2026 2:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501324

CONSIDERATION: \$1,450,000.00

DOC TAX: \$10,150.00

RECORD: \$18.50

PARCEL ID NO.: 0241-15-0004

Doc Stamp-Deed: \$10,150.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Sarah Ferlazzo, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 29th day of May 2026, by and between **JOHN E. SWEENEY and CARYL M. SWEENEY, husband and wife**, hereinafter referred to as Grantor, whose post office address is 2518 Dick Wilson Drive, Sarasota, FL 34240, and **JOSEPH P. MASCARO, JR., as Trustee of the JPM VENICE TRUST dated April 26, 2022**, hereinafter referred to as Grantee, whose post office address is 507 North Tamiami Trail, 602A, Venice, FL 34285.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them 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 101, Laurel Oak Estates, Section 2, according to the map or plat thereof, as recorded in Plat Book 34, Page 11, of the 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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.073, Florida Statutes.

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

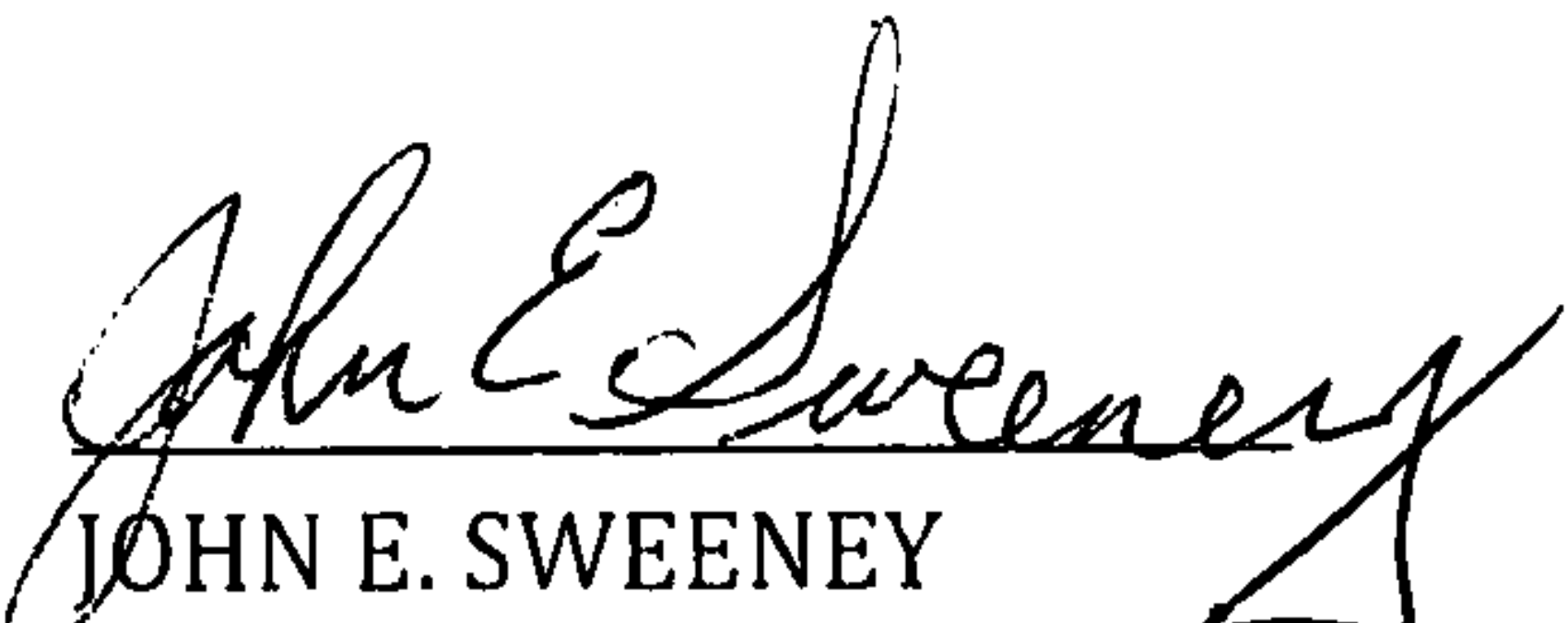
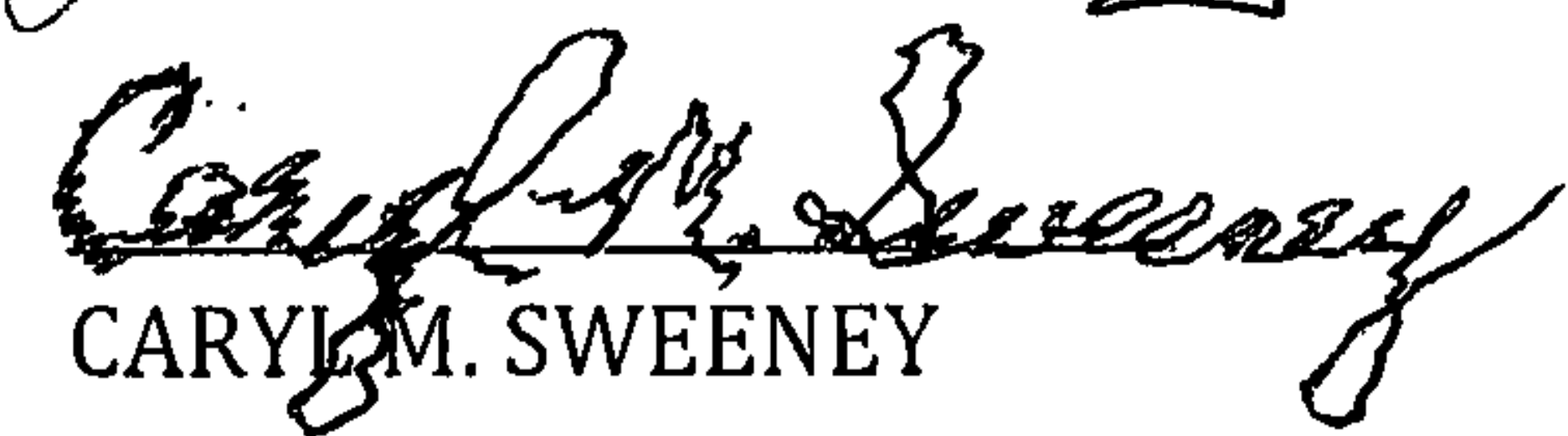
WITNESSES (as to both):


Witness Name: Sarah Ferlazzo

Witness Address: 50 Central Ave
8th Floor, Sarasota FL 34236


Witness Name: Ryan Brown

Witness Address: 50 Central Ave
8th Floor, Sarasota FL 34236


JOHN E. SWEENEY

CARYL M. SWEENEY

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of May 2026 by JOHN E. SWEENEY and CARYL M. SWEENEY, who are personally known to me or who have produced FL ID as identification. If no type of identification is indicated, the above-named persons are personally known to me.



Signature of Notary Public

(Notary Seal)

Print Name of Notary Public



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