

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075144 2 PG(S)**

6/3/2026 12:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502447

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29308

Doc Stamp-Deed: \$3,657.50

Consideration: \$522,500.00

General Warranty Deed

Made this June 01, 2026 By **Bryan Isbell, an unmarried man**, whose post office address is: 309 Willow Bough Lane, Old Hickory, Tennessee 37138, hereinafter called the Grantor, to **JR25 LLC, a Florida limited liability company**, whose post office address is: 207 Abbey Glen Lane, Saint Charles, Missouri 63304, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witneseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida:

UNIT NO. 25, JAMAICA ROYALE, UNIT ONE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1063, PAGE 1851, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 8, PAGES 28, 28A AND 28B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: 0105135225

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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.

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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, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Kayla Martinez

Witness # 1 Printed Name: Kayla Martinez

Post Office Address: 670 W 71st PL Hialeah, FL 33014

Bryan Isbell

(Seal)

Witness Signature: Soraima I. Martinez

Witness # 2 Printed Name: Soraima I. Martinez

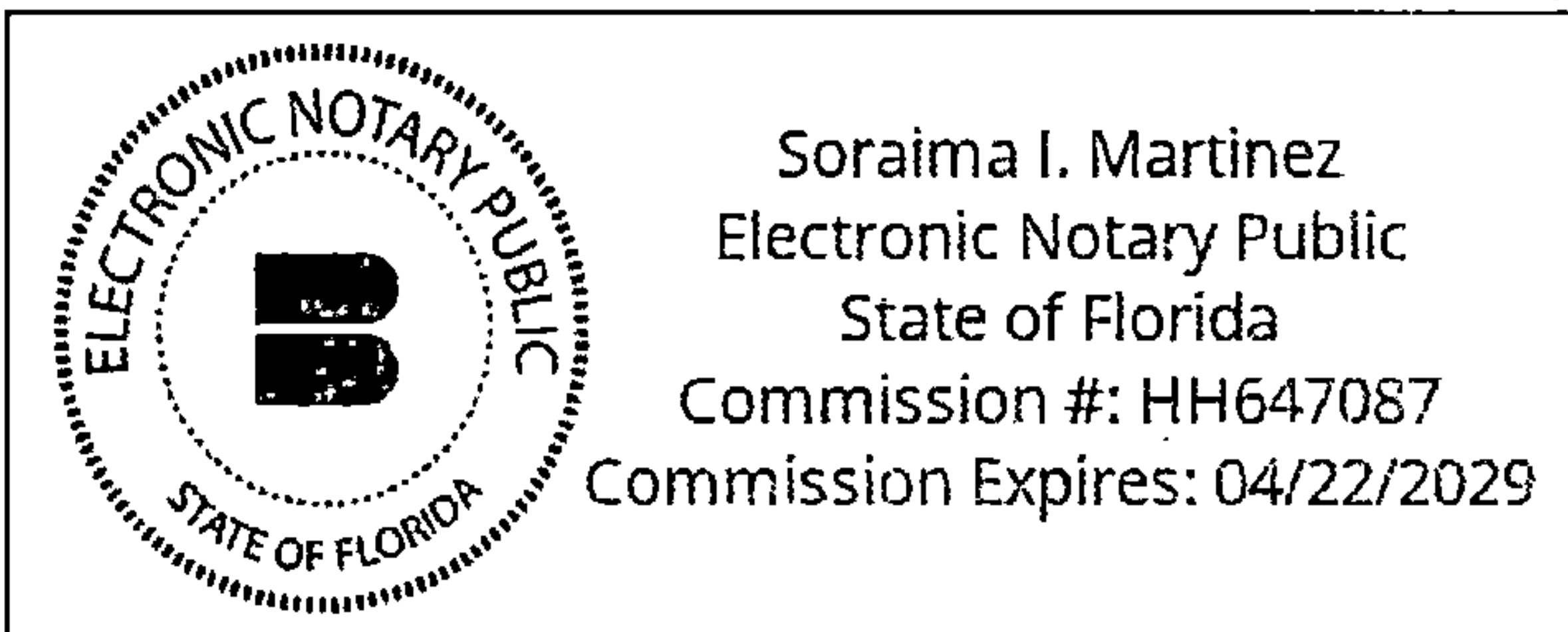
Post Office Address: 670 W 71st PL Hialeah, FL 33014

State of Florida

County of Miami-Dade

I am a Notary Public of the State of Florida, and my commission expires on 04/22/2029. The foregoing instrument was acknowledged before me by means of [] physical presence or ☒ online notarization this June 01, 2026, by Bryan Isbell, who is/are personally known to me or who produced Driver License as identification.

Notarized online using audio-video communication technology



Soraima I. Martinez

Notary Public Soraima I. Martinez

My Commission Expires: 04/22/2029