

6/3/2026 2:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502639

Doc Stamp-Deed: \$17,500.00

Prepared by and Recording requested by:
John E. Wickman, Esquire
Wickman Law Group PLLC
46 North Washington Boulevard, Ste. 15
Sarasota, FL 34236

File Number: WLG-4629.1Y
Consideration: \$2,500,000.00

Warranty Deed
(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of June 1, 2026, JWJ TRUST PROPERTIES, LLC, a Florida limited liability company, (henceforth referred to as "Grantor") of 333 Buncombe Street, Raleigh, NC 27609, for consideration paid, grant to Douglas Kondziolka, as Trustee of the Douglas Kondziolka Revocable Trust dated 6/17/2025, (henceforth referred to as "Grantee") of 400 East 67th Street, Apt. 23C, New York, NY 10065, with WARRANTY COVENANTS:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Unit 1001, MERIDIAN IV AT THE OAKS PRESERVE, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Instrument No. 2004193760, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID 0133051329

Full power and authority are conferred upon the Grantee, as Trustee aforesaid, to protect, conserve, sell, lease and encumber all interests conveyed hereby, and otherwise to manage and dispose of same, it being the intent hereof to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.073, Florida Statutes.

Further, the terms of the Trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the Trust to homestead exemption status if all of the requirements are met.

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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.

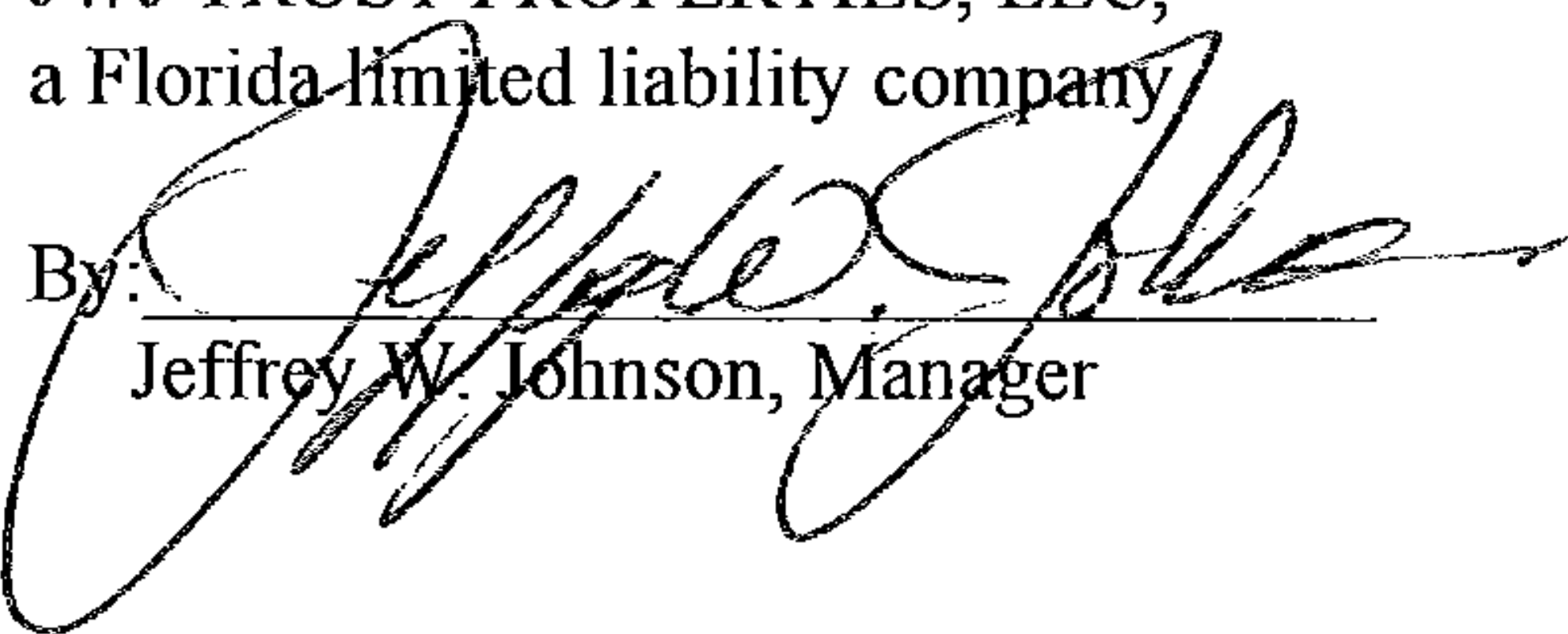
(Signature and notary page to follow)

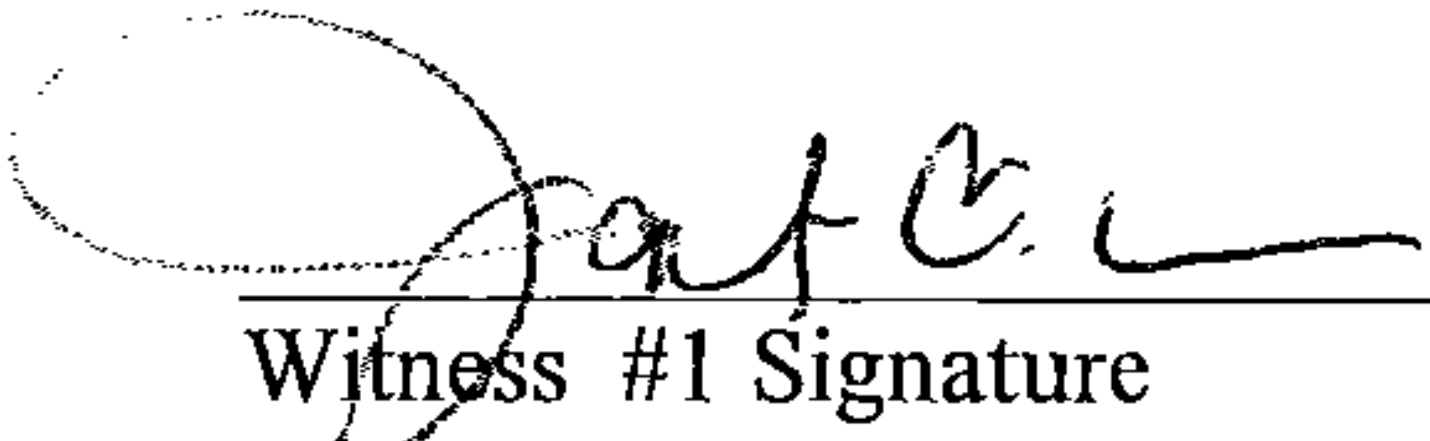
WARRANTY DEED

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, **Grantor**, has/have hereunto set his/her/their hand(s) and seal(s) this 1st day of June, 2026.

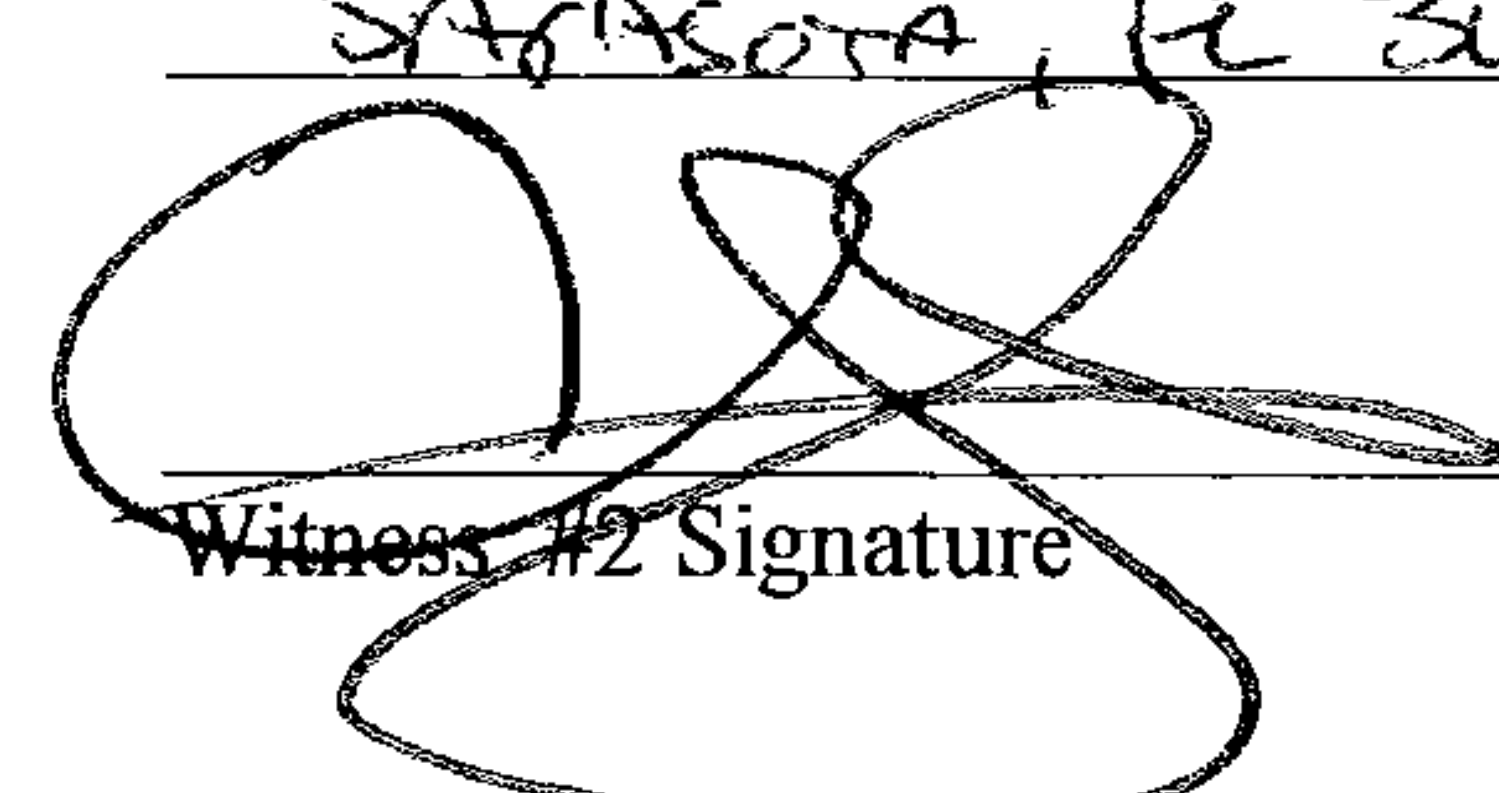
JWJ TRUST PROPERTIES, LLC,
a Florida limited liability company

By: 
Jeffrey W. Johnson, Manager


Witness #1 Signature

Janet A. Wickman
Witness #1 Printed Name

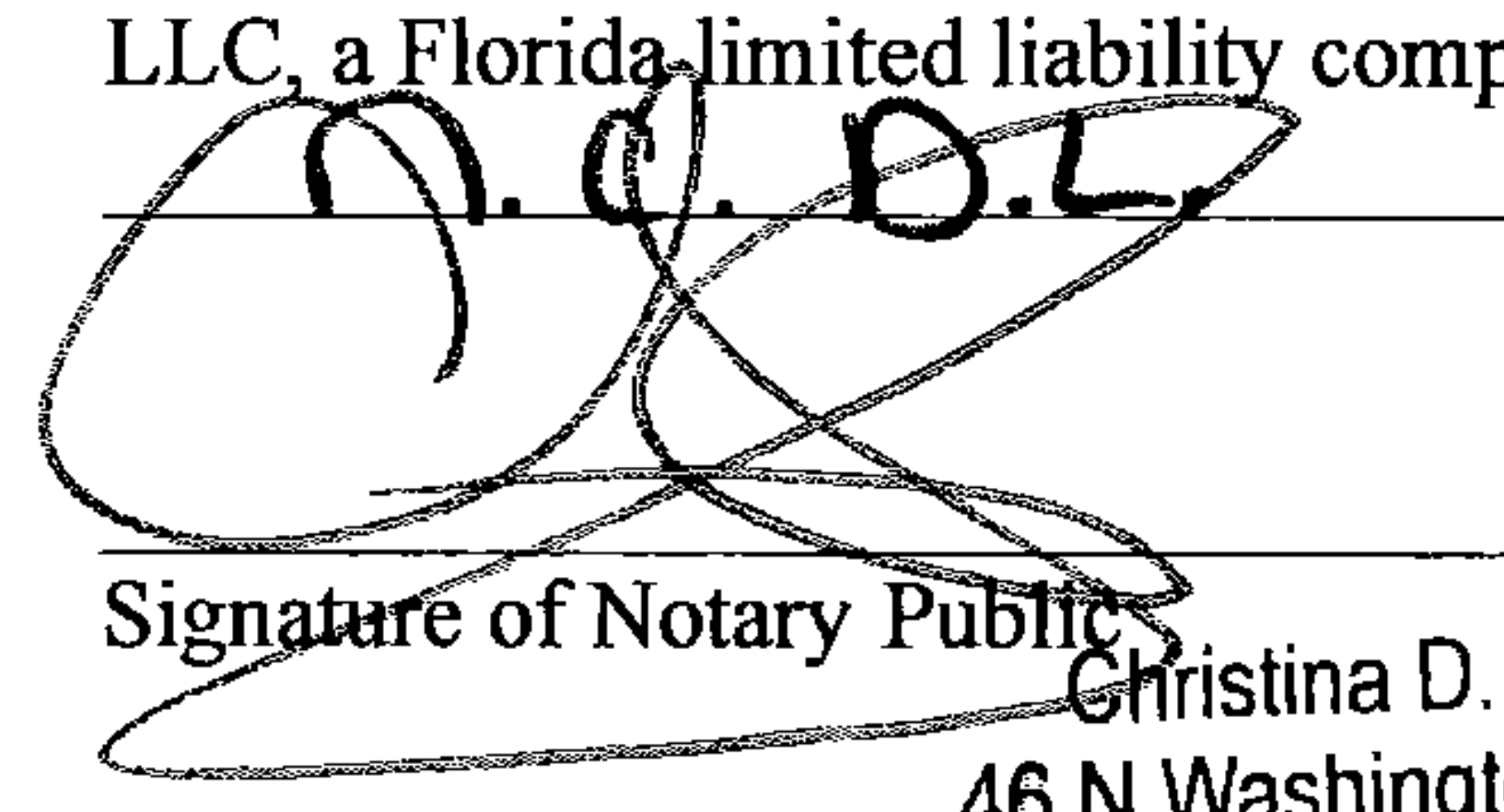
P.O. Address: 46 N. WASHINGTON BLVD, Suite 15
SARASOTA, FL 34236


Witness #2 Signature

Witness #2 Printed Name Christina D. Johnson
P.O. Address: 46 N Washington Blvd #15
Sarasota, FL 34236

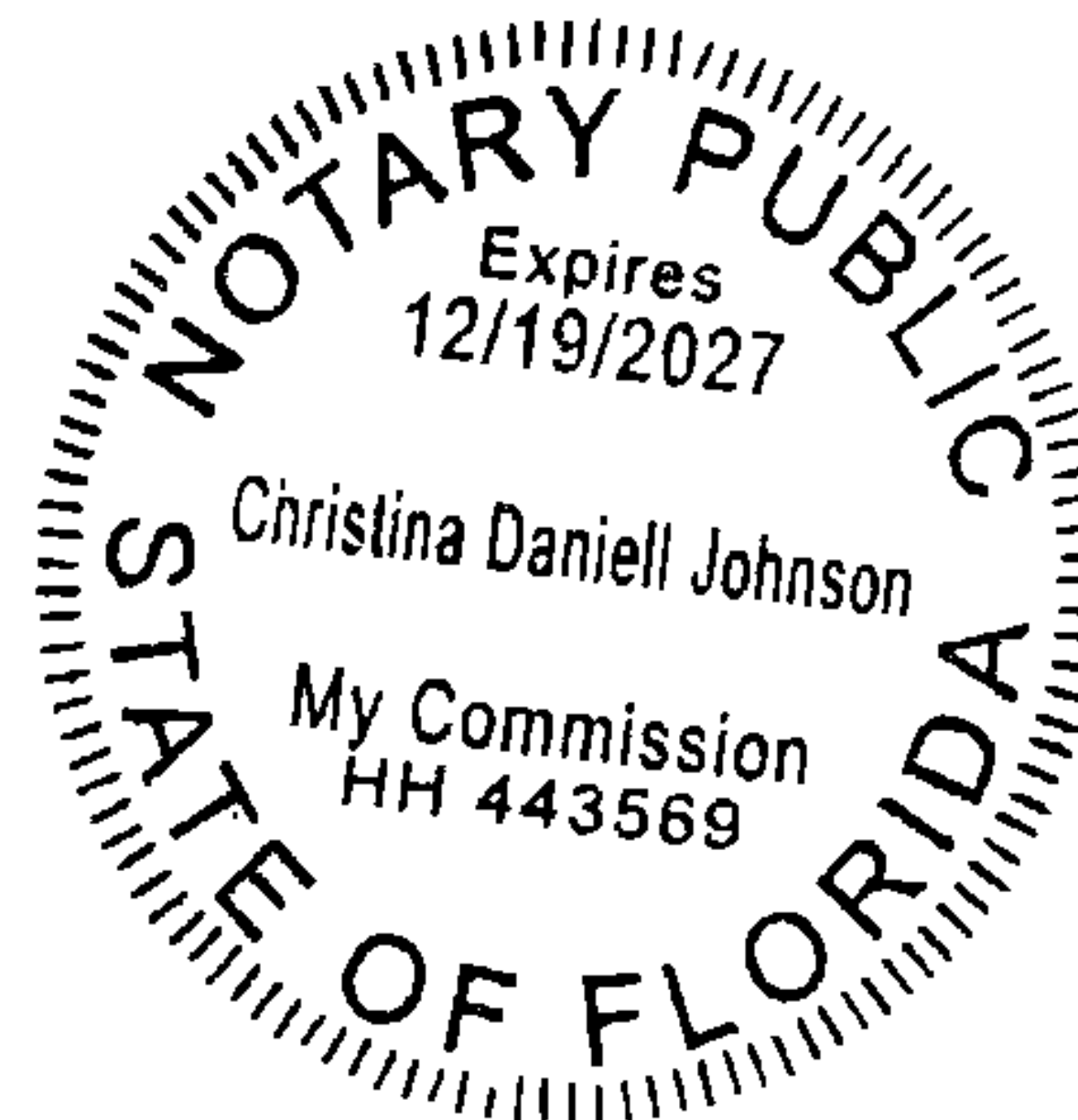
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 14th day of May, 2026, by Jeffrey W. Johnson, as Manager of JWJ TRUST PROPERTIES, LLC, a Florida limited liability company, () who is personally known to me or (X) who has produced M.C.D.L. as identification.


Signature of Notary Public

Christina D. Johnson
46 N Washington Blvd #15
Sarasota, FL 34236

Print, Type/Stamp Name of Notary



WARRANTY DEED