

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026079657 2 PG(S)

6/11/2026 3:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506214

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: **Juan C. Villaveces, Esq.**
Our File Number: R15487-422360

Doc Stamp-Deed: \$17,500.00

Consideration: \$2,500,000.00
Doc Stamps: \$17,500.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 11th day of June, 2026, by RJJM "LLC," a Florida limited liability company ("Grantor"), to Dylan Scott Dean and Ashlyn June Falahee, as joint tenants with full rights of survivorship, whose post office address is 1876 Magnolia Street, Sarasota, FL 34239 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

LOT 18 AND THE WEST ONE-HALF (W 1/2) OF LOT 20,
BLOCK F, POINSETTIA PARK, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 1, PAGE 143, OF THE PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA.

The Property Appraiser's Parcel Identification Number for the above-described real property is 2039080024.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

Witness #1 Sign: [Signature]

Witness #1 Print Name: Jeannette Wooten

Witness #1 Address: P.O. Box 49948

Sarasota, FL 34230

Witness #2 Sign: [Signature]

Witness #2 Print Name: Darlene Lantry

Witness #2 Address: P.O. Box 49948

Sarasota, FL 34230

RJJM "LLC,"
a Florida limited liability company

By: [Signature]

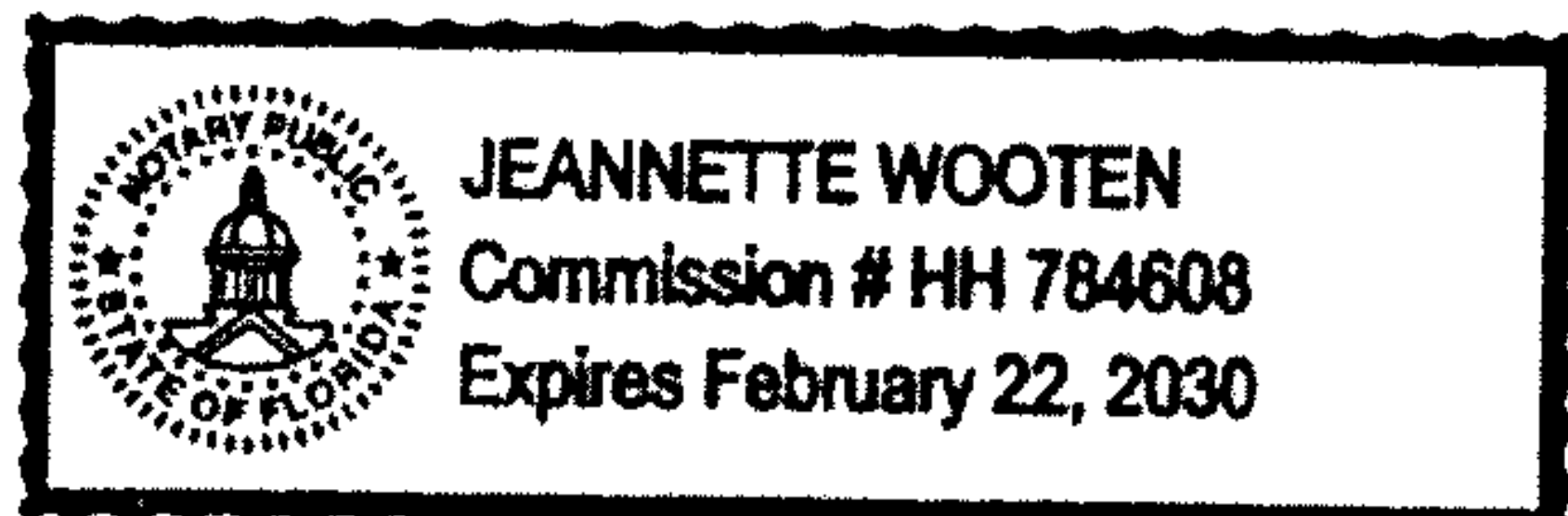
Robert T. Allegra, as its Manager

Address: 520 Givens Street

Sarasota, FL 34242

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10th day of June, 2026, by Robert T. Allegra, as Manager of RJJM "LLC," a Florida limited liability company.



[Signature]
Notary Public

Print Name: _____

My Commission Expires: _____

Personally Known P (OR) Produced Identification _____
Type of identification produced _____