

6/15/2026 1:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507247

Doc Stamp-Deed: \$2,779.00

Prepared by and return to:

Jackie Hooker, an employee of
JD Title & Escrow Services, L.L.C.
1314 Cape Coral Parkway East, Ste 102
Cape Coral, FL 33904
(239) 984-5028
File No 25-2585

Parcel Identification No 0974179538

Consideration: 397,000.00

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **11th day of June, 2026** between **Brock 1, LLC, a Florida Limited Liability Company**, whose post office address is **3428 West Price Boulevard, North Port, FL 34286**, Grantor, to **Shelly Lynn McEnroe and James Leroy McEnroe, II, wife and husband, as tenants by the entirety**, whose post office address is **2684 Hopwood Road, North Port, FL 34287**, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 38, Block 1795, Thirty-Seventh Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 16, Page(s) 4, 4A through 4H, of the Public Records of Sarasota County, 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 Grantees 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.

Brock 1, LLC, a Florida Limited Liability Company

By: [Signature]
Marcus Brock Holliman, Manager

Signed, sealed and delivered in our presence:

[Signature] -witness

Print: JASON BIEMILLER

[Signature] -witness

Print: Noelle Muneo

2958 LAWYER TER.

NORTH BRT, FL 34288

Witness 1 address

24440 KINGSWAY CIR,

PUNTA GORDA, FL

Witness 2 address

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 11 day of JUNE, 2026, by Marcus Brock Holliman, Manager of Brock 1, LLC, a FL Limited Liability Company, on behalf of the company, (☒) who is/are personally known to me or (☐) who has/have produced FLDL as identification.

[Signature]

Signature of Notary Public

JASON W. BIEMILLER

Print, Type/Stamp Name of Notary

