

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026081477 2 PG(S)**

6/15/2026 4:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507736



Doc Stamp-Deed: \$2,450.00

**Prepared by and Return to: Jennifer
Moore , an employee of First
International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285**

File No.: 265884.2-91

WARRANTY DEED

This indenture made on **June 15, 2026** by **M & G Nirvana Properties, LLC, a Florida Limited Liability Company**, whose address is: 1487 Tinamou Road, Venice, FL 34293 hereinafter called the "grantor", to **Howard C. Hone, Jr., a single man**, whose address is: 164 Temple Road, Venice, FL 34293, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, 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**, to-wit:

Lots 13939 and 13940, SOUTH VENICE UNIT 53, according to the Plat thereof, recorded in Plat Book 7, Page 20, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0470130070**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

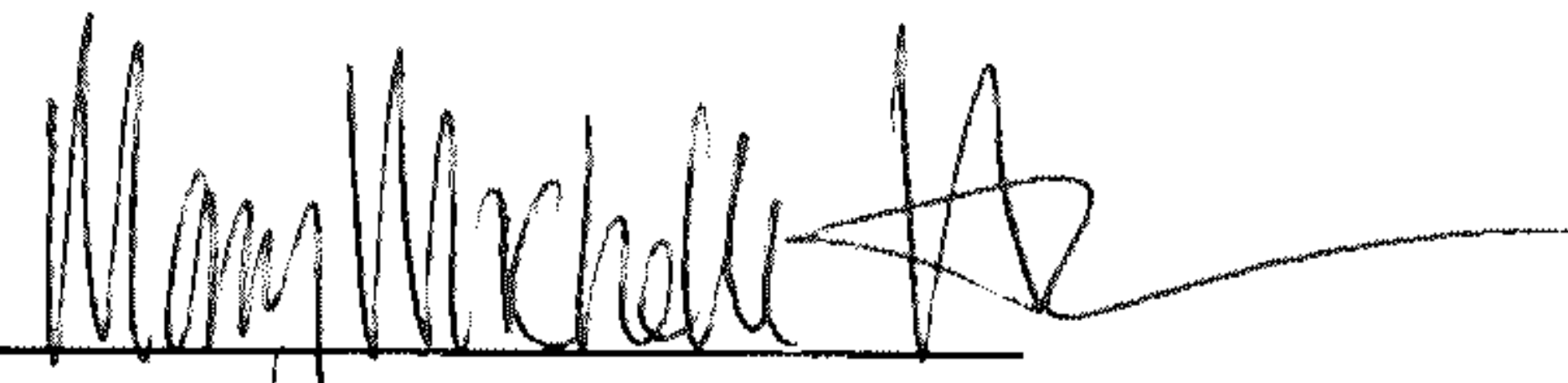
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

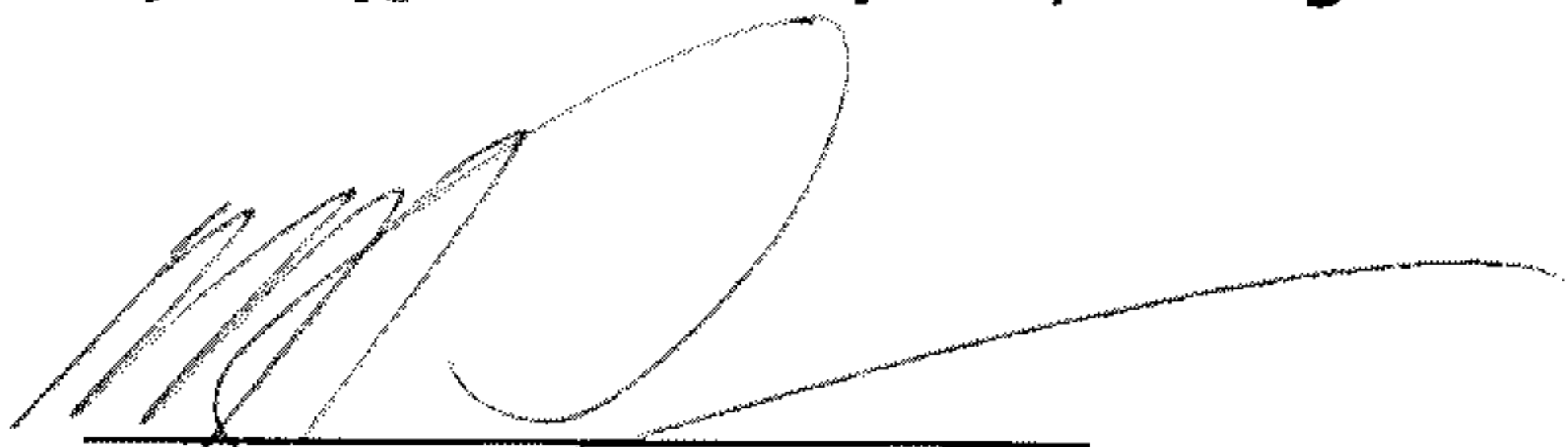
To Have and to Hold, the same in fee simple forever.

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 31st of 2025.

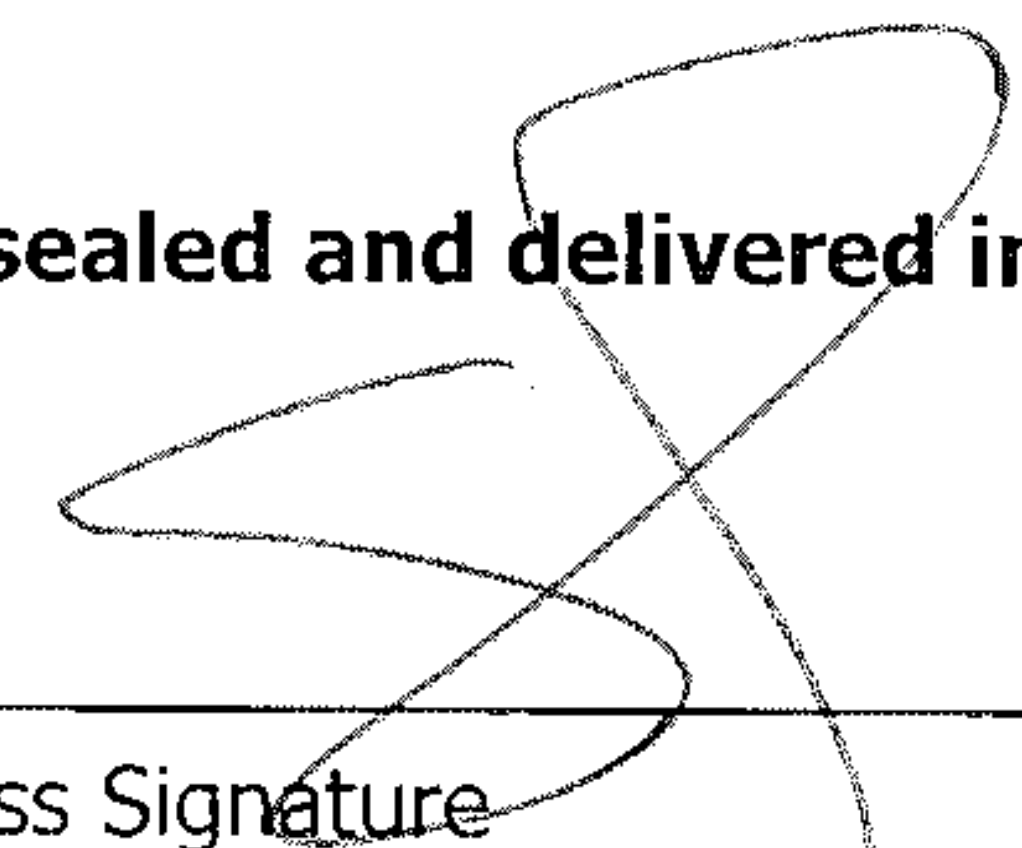
In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

M & G Nirvana Properties, LLC, a Florida Limited Liability Company


By **Mary Michelle Hopkins, Manager**


Michael Coleman, Manager

Signed, sealed and delivered in our presence:


1st Witness Signature

Print Name: VICKIE KOZEL

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

State of Florida

County of Sarasota


2nd Witness Signature

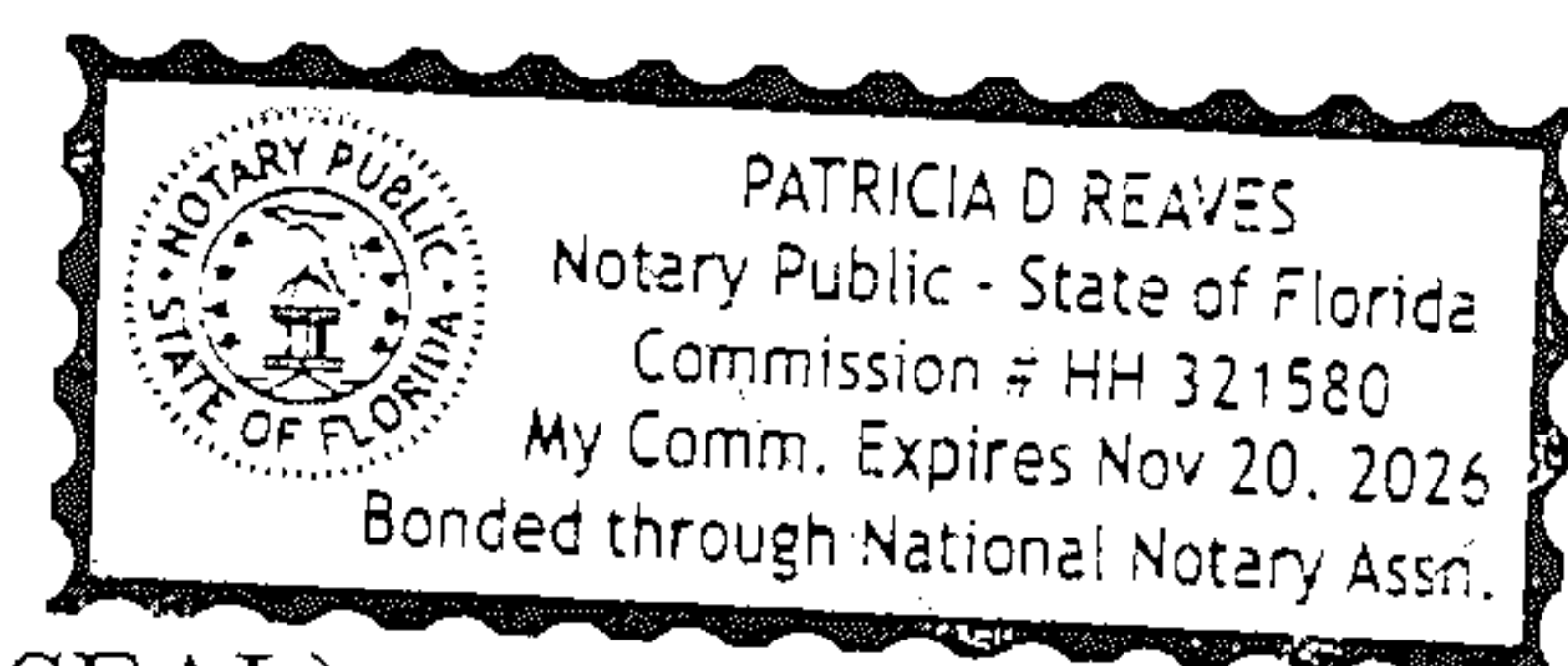
Print Name: P. REAVES

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online
notarization on 6-15-26, by **Mary Michelle Hopkins and Michael Coleman,**

Managers of M & G Nirvana Properties, LLC, a Florida Limited Liability Company, who (☐) is/are personally
known to me or who (☒) produced a valid Photo ID as identification.


Notary Public Signature
Printed Name:
My Commission Expires:



(NOTARY SEAL)