

6/29/2026 4:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513741

Prepared by and Return to:
Jamie Murphy
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

Doc Stamp-Deed: \$167.30

File No.: NP-2026-3107
Parcel ID Number: 1120160829

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WARRANTY DEED

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

This indenture made the 30th day of June, 2026 between Johane Aurelie Tessier, a single woman, whose post office address is Route de la Mare à Bwé cocoyer Lotissement le bourg maison 13, Le Gosier Guadeloupe, 97190 France, of the County of Charlotte, State of Florida, Grantor, to MJM Quality Investments LLC, a Florida Limited Liability Company, whose post office address is 4975 City Hall Boulevard, suite 7978, North Port, FL 34286, of the County of Sarasota, State of Florida, Grantee:

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

Lot 29, Block 1608, Thirty-Second Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 16, 16A through 16L, inclusive, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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 Grantee 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.

Signed, sealed and delivered in our presence:

WITNESS 1 SIGNATURE
PRINT NAME: BOISSET

WITNESS 1 ADDRESS:
Petit 97190 Gosier

WITNESS 2 SIGNATURE
PRINT NAME: PINOT Marie

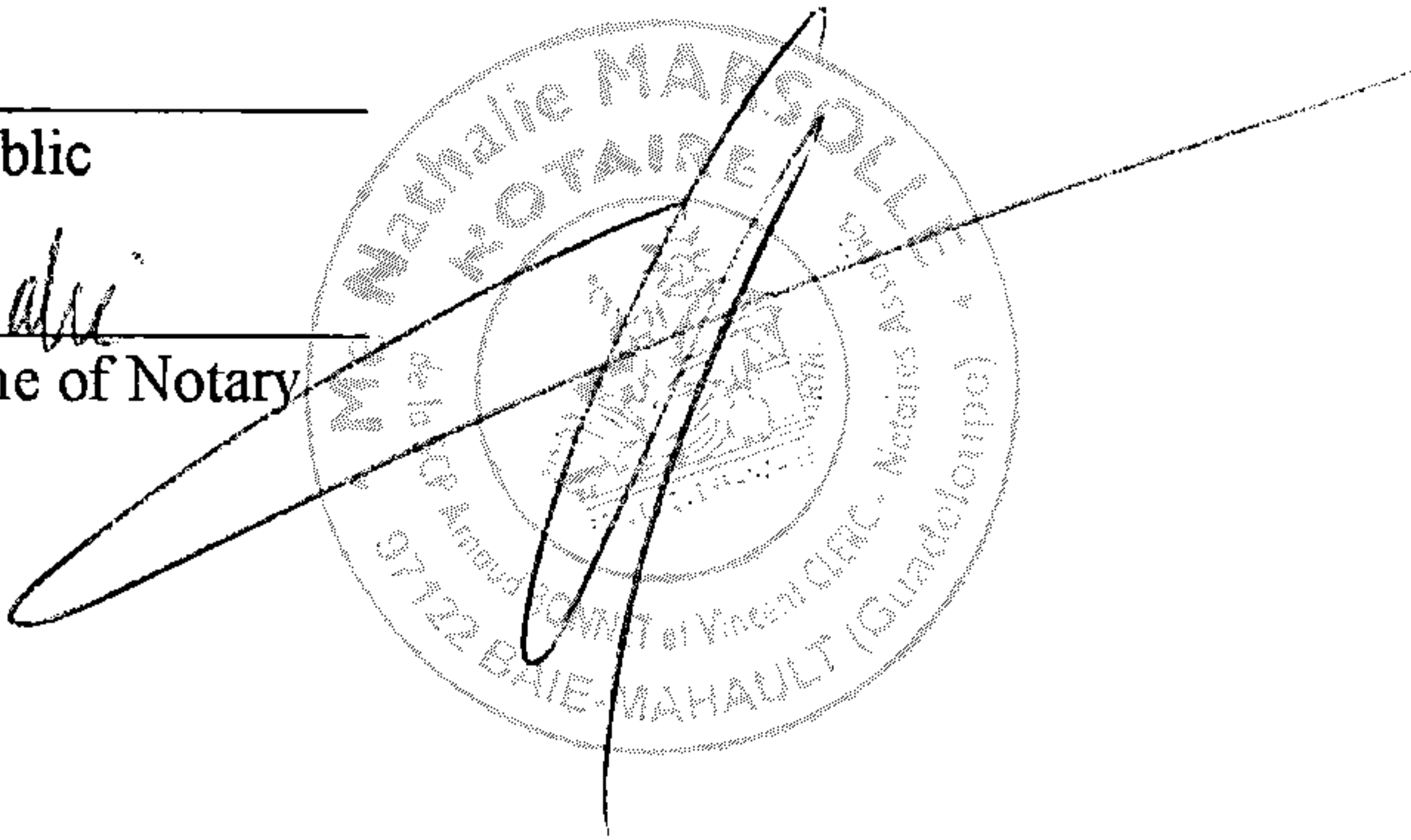
WITNESS 2 ADDRESS:
Petit Bourg 97190

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 24 day of June, 2026, by Jeffrey Robert Kuhns, Personal Representative of Estate of Jocelyn Mirko Stauffner and Kimberly Dutton of Estate of Jocelyn Mirko Stauffner and Johane Aurelie Tessier, () who is/are personally known to me or () who has/have produced Passport as identification.

Signature of Notary Public

MANSOLIE Nathalie
Print, Type/Stamp Name of Notary



(NOTARY SEAL)