

7/17/2026 12:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521089

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

Doc Stamp-Deed: \$105.00

File No.: NP-2026-3141
Parcel ID Number: 1006-25-3509

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WARRANTY DEED

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

This indenture made the 15th day of July, 2026 between 4MJ Investments LLC, a Michigan Limited Liability Company, whose post office address is 1814 Woods Way, Mount Pleasant, MI 48858, of the County of Isabella, State of Michigan, Grantor, to Jatnna Paulette Rodriguez Garcia and Adrian Amable Ventura Beato, wife and husband, as joint tenants with right of survivorship, whose post office address is Street coronel Juan Maria Lora, Number 12, Sfm, Duarte 31000, Dominican Republic, 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 9, Block 2535, 51st Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 21, Page(s) 8, 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 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.

Signed, sealed and delivered in our presence:

Missy Laming
WITNESS 1 SIGNATURE
PRINT NAME Missy Laming

WITNESS 1 ADDRESS:
1470 Five Lakes Dr
Farwell, MI 48622

Chelsea Chilcote
WITNESS 2 SIGNATURE
PRINT NAME: Chelsea Chilcote

WITNESS 2 ADDRESS:
403 Smalley Dr
Mt Pleasant, MI 48258

4MJ Investments LLC, a Michigan Limited Liability Company

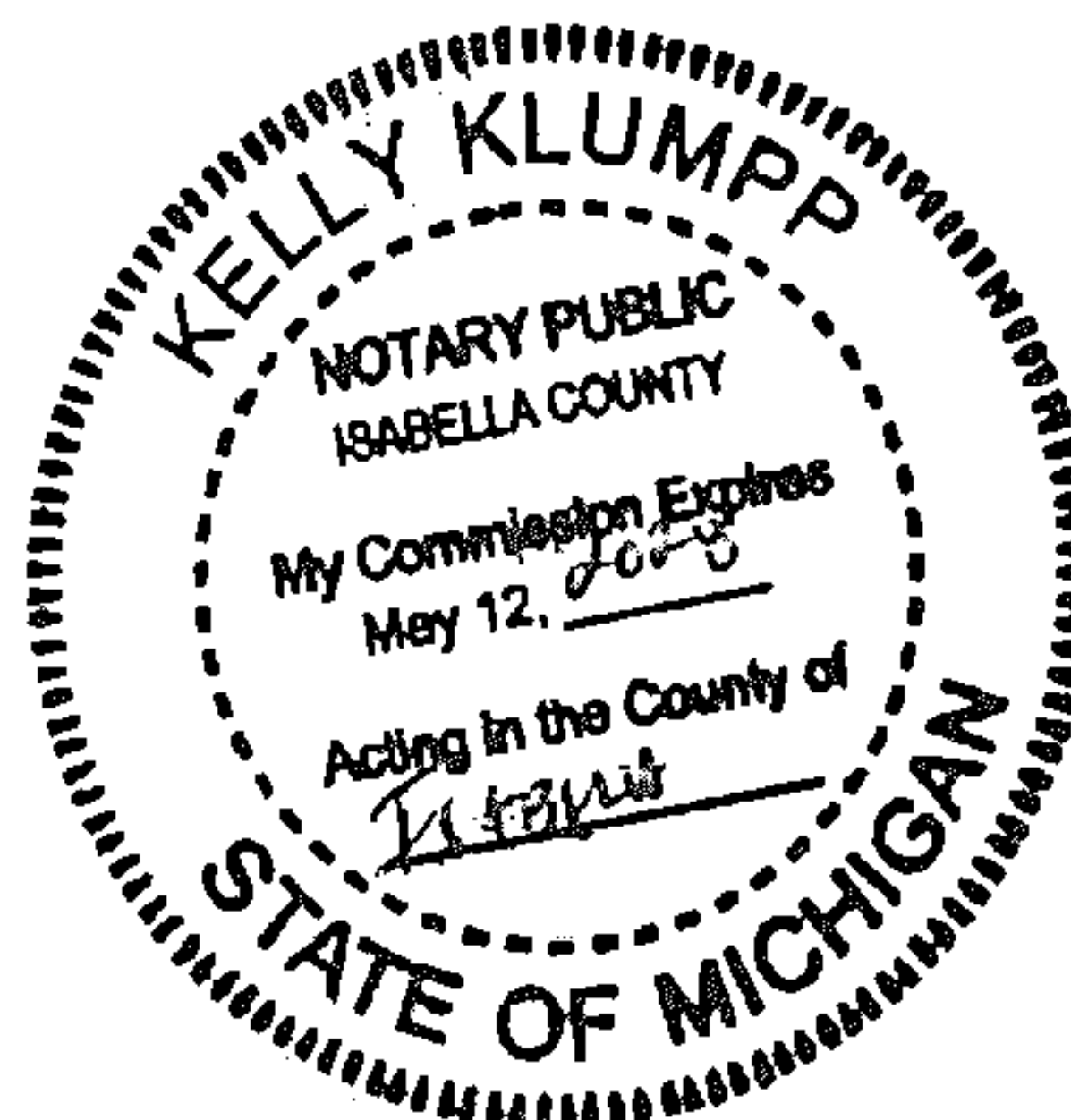
By: *Barry Delau, II*
Barry Delau, II, Manager

STATE OF Michigan
COUNTY OF Tarrant

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of July, 2026, by Barry Delau, II, Manager of 4MJ Investments LLC, a MI Limited Liability Company, on behalf of the company, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Kelly Klump
Signature of Notary Public

Kelly Klump
Print, Type/Stamp Name of Notary



(NOTARY SEAL)