

7/20/2026 3:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522004

Prepared by and return to:

Lisa K. Hillman

NORTH PORT TITLE, LLC

13801 Tamiami Trail Suite C

North Port, FL 34287

941-423-0360

260356

Doc Stamp-Deed: \$168.00

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Warranty Deed

This Warranty Deed made this 17 day of July 2026, between JD Estates 6016, LLC, a dissolved Utah Limited Liability Compnay whose post office address is 2359 Brentmoore Point, Conyers, Georgia 30013, grantor, and 50 East, LLC, a Florida Limited Liability Company whose post office address is 2831 W Cypress Creek Rd #300, Fort Lauderdale, Florida 33309, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

Lots 26 & 27, Block B, Warm Mineral Springs Subdivision Unit No. 53, according to the plat thereof, recorded in Plat Book 7, Page 84, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0770030038

This conveyance is appropriate to winding up and liquidate the business and affairs of the grantor.

Grantor herein covenants that the above-described property is vacant, unimproved land and is not adjacent to nor contiguous to any other land owned by the Grantor.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2024**.

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

Signed, sealed and delivered in our presence:

Karen Bongard

Witness Signature

Print Name: KAREN BONGARD

2359 BRENTMOORE PT

CONYERS, GA 30013

Witness Address

Helen King

Witness Signature

Print Name: HELEN KING

2167 Thoreau Circle

Atlanta, GA 30349

Witness Address

JD Estates 6016, LLC

Name: Donald Waters

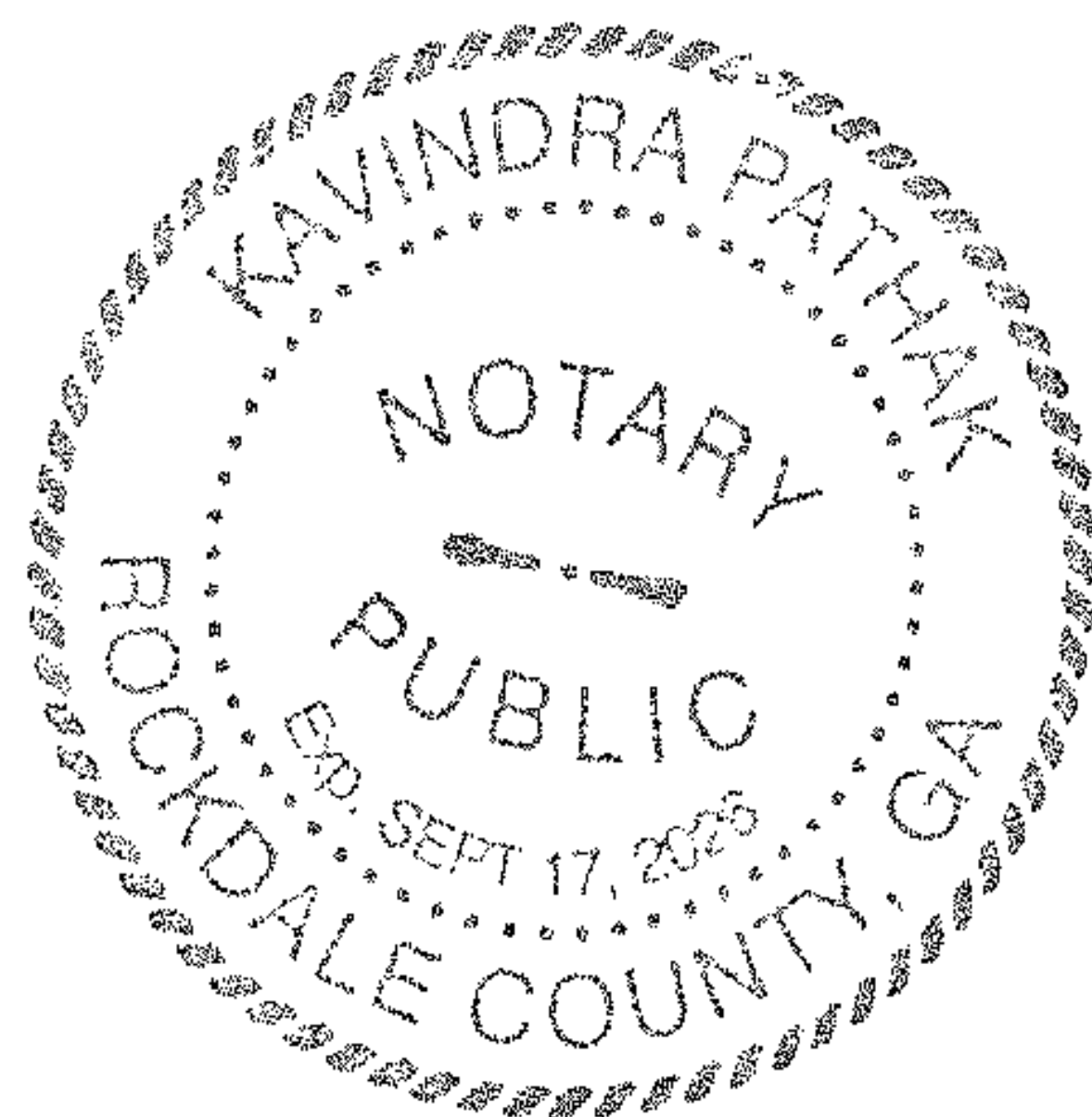
Title: Manager

State of Georgia

County of Rockdale

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th of July, 2026 by Donald Waters - Manager, JD Estates 6016, LLC, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)



Notary Public

Printed Name: Kavindra Pathak

My Commission Expires: 9/17/2026