

7/24/2026 4:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524346

Prepared by and return to:

This instrument prepared by:

Reid McCullough

McCullough Legal Services

2477 Stickney Point Rd Unit 200A

Sarasota, FL 34231

(941) 484-9714

File # 2026-594

Doc Stamp-Deed: \$1,925.00

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Warranty Deed to Enhanced Life Estate

Made this 23rd day of July, 2026, by JMB Management Trust LLC, a Florida Limited Liability Company, whose post office address is 4837 Swift Road, Sarasota, FL 34231, hereinafter called the grantor; and Heather Hammond, a single woman, whose post office address is 7362 Silver Fern Boulevard, Unit 8, Sarasota, FL 34241, as to a life estate without any liability for waste, with full power and authority in them to sell, convey, mortgage, lease and otherwise dispose of the property described in fee simple with or without consideration, without joinder by the remaindermen, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the last life tenant, the remainder, if any, distributed to Ashley Koehn, a single woman whose post office address is 7362 Silver Fern Boulevard, Unit 8, Sarasota, FL 34241 and Adam Koehn, a single man, whose post office address is 7362 Silver Fern Boulevard, Unit 8, Sarasota, FL 34241, hereinafter called the grantee:

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, FL to-wit:

Unit 8B, of THE HAMMOCKS, A CONDOMINIUM, SECTION III, according to the Declaration of Condominium thereof recorded in Official Records Book 1551, Page 1935, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0260073008

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 12/31/2025.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness #1 Signature

Printed Name:

Mailing Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

Witness #2 Signature

Printed Name:

Mailing Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

JMB Management Trust LLC, a Florida Limited
Liability Company

By:

Jamie M. Brester, Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,
this 23 day of July, 2026, by Jamie M. Brester, Manager of JMB Management Trust LLC, a Florida Limited
Liability Company, who ☐ is personally known or ☒ has produced valid DL as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

