

8/6/2026 3:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529532

Doc Stamp-Deed: \$1,820.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-586
Parcel ID: 0976262840
Consideration: \$260,000.00

Warranty Deed

Know All Men By These Presents that, **JMB Management Trust LLC, a Florida Limited Liability Company**, (henceforth referred to as "Grantor") of **4837 Swift Road, Sarasota, FL 34231**, for consideration paid, grant to **Dominick Newman, a single man**, (henceforth referred to as "Grantee") of **2419 Roxbury Circle, North Port, FL 34287**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 40, Block 2628, of FIFTY-SECOND ADDITION TO PORT CHARLOTTE
SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 21, Pages 13, 13A
through 13NN, inclusive, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 5th day of August, 2026

WARRANTY DEED

Cassandra Kate
Witness #1 Signature

Cassandra Kate
Witness #1 Printed Name

P.O. Address: 3704 Del Prado Blvd S.
Cape Coral FL 33904

Katrina House
Witness #2 Signature

Katrina House
Witness #2 Printed Name

P.O. Address: 3704 Del Prado Blvd S.
Cape Coral FL 33904

JMB Management Trust LLC, a Florida Limited Liability Company

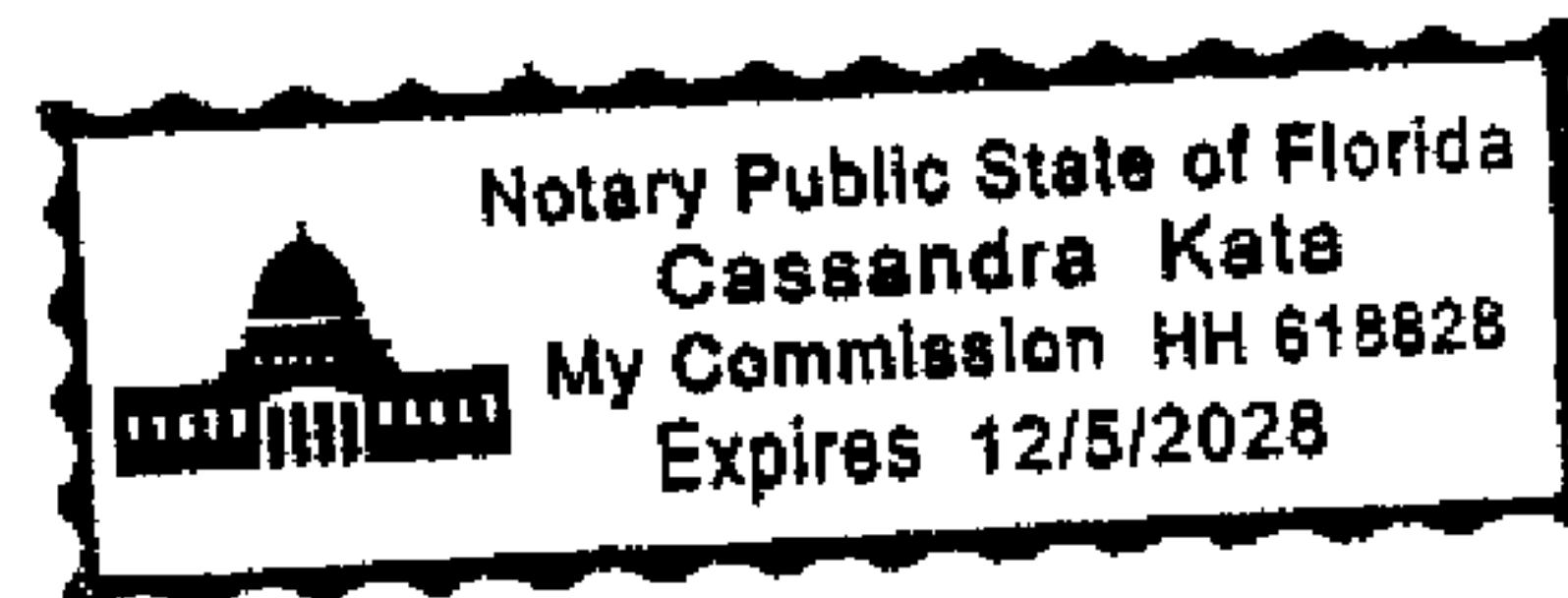
By: Ashley Boyko
Ashley Boyko, Authorized Signatory

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of August, 2026, by Ashley Boyko, Authorized Signatory of JMB Management Trust LLC, a FL Limited Liability Company, on behalf of the company, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Cassandra Kate
Signature of Notary Public

Print, Type/Stamp Name of Notary



WARRANTY DEED