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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531643

Prepared by and return to:
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File Number: 2026.058

Doc Stamp-Deed: \$10,500.00

PID: 0140-14-0008
Consideration: \$1,500,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed is this 12th day of August, 2026 between **JWJ Trust Properties, LLC, a Florida limited liability company**, whose post office address is 409 North Point Rd Unit 1001, Osprey, FL 34229, grantor, and **Henson Contractors, Inc., a Florida corporation**, whose post office address is 670 N. River Rd., Venice, FL 34293, 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)

Witneseth, 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, conveyed, transferred and sold to the said grantee, and grantee's heirs and assigns forever, all of grantor's right, title and interest in the following described land, which is situate, lying and being in Sarasota County, Florida, to-wit:

LOT 126 OAKS II, PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 20, 20A THROUGH 20G, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 0140-14-0008

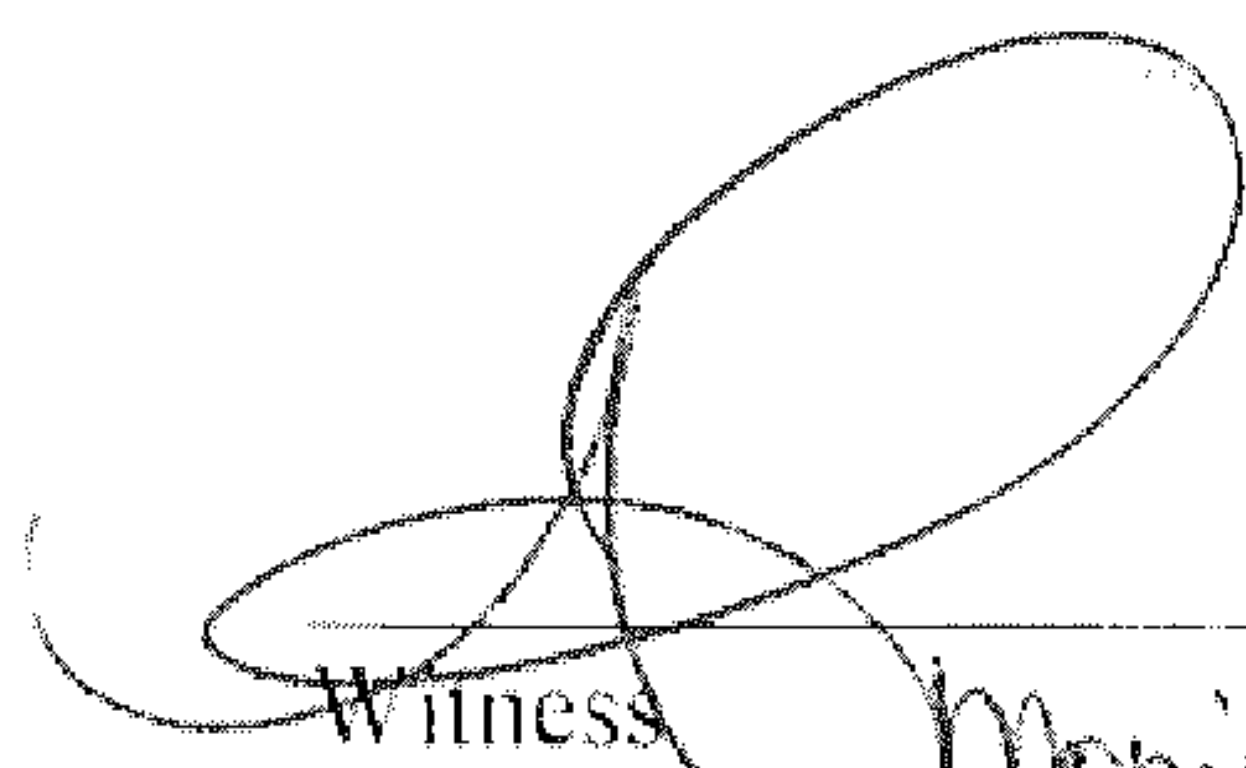
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

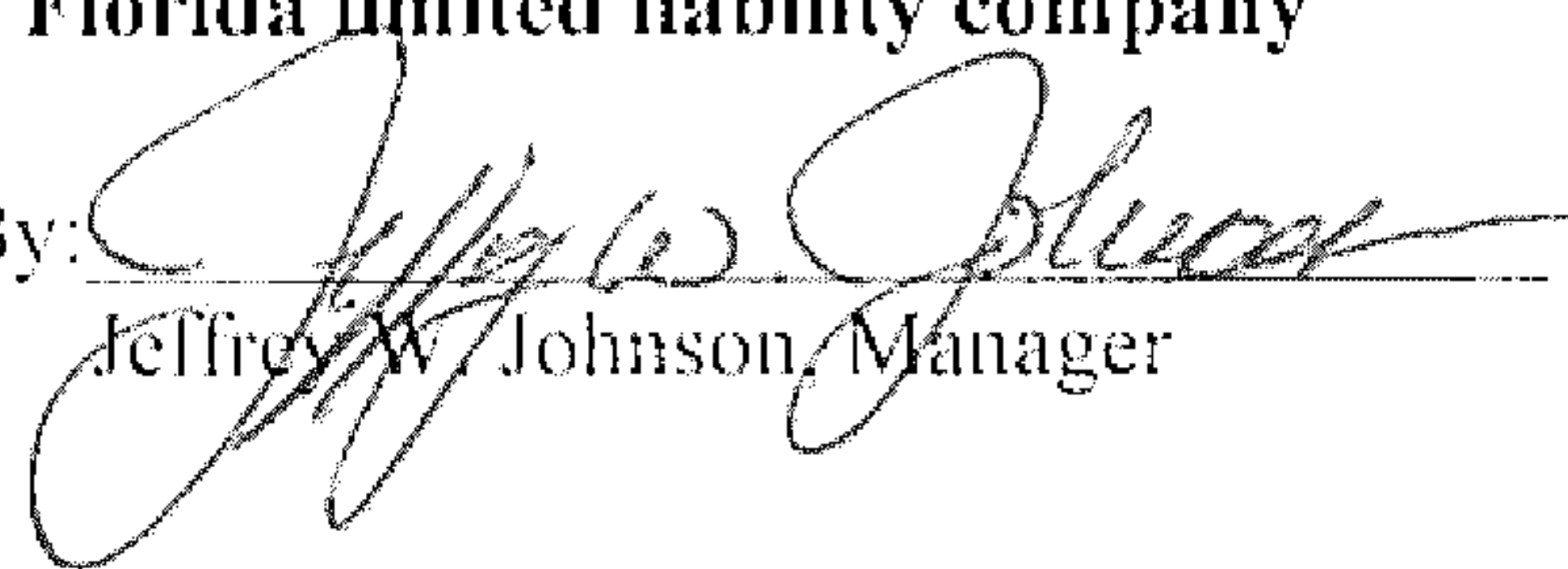
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Printed Name: Monica A. Ischinger
P.O. Address: 1561 Lakeland Dr Ste 204
Sarasota, FL 34240

JWJ Trust Properties, LLC,
a Florida limited liability company

By: 
Jeffrey W. Johnson, Manager

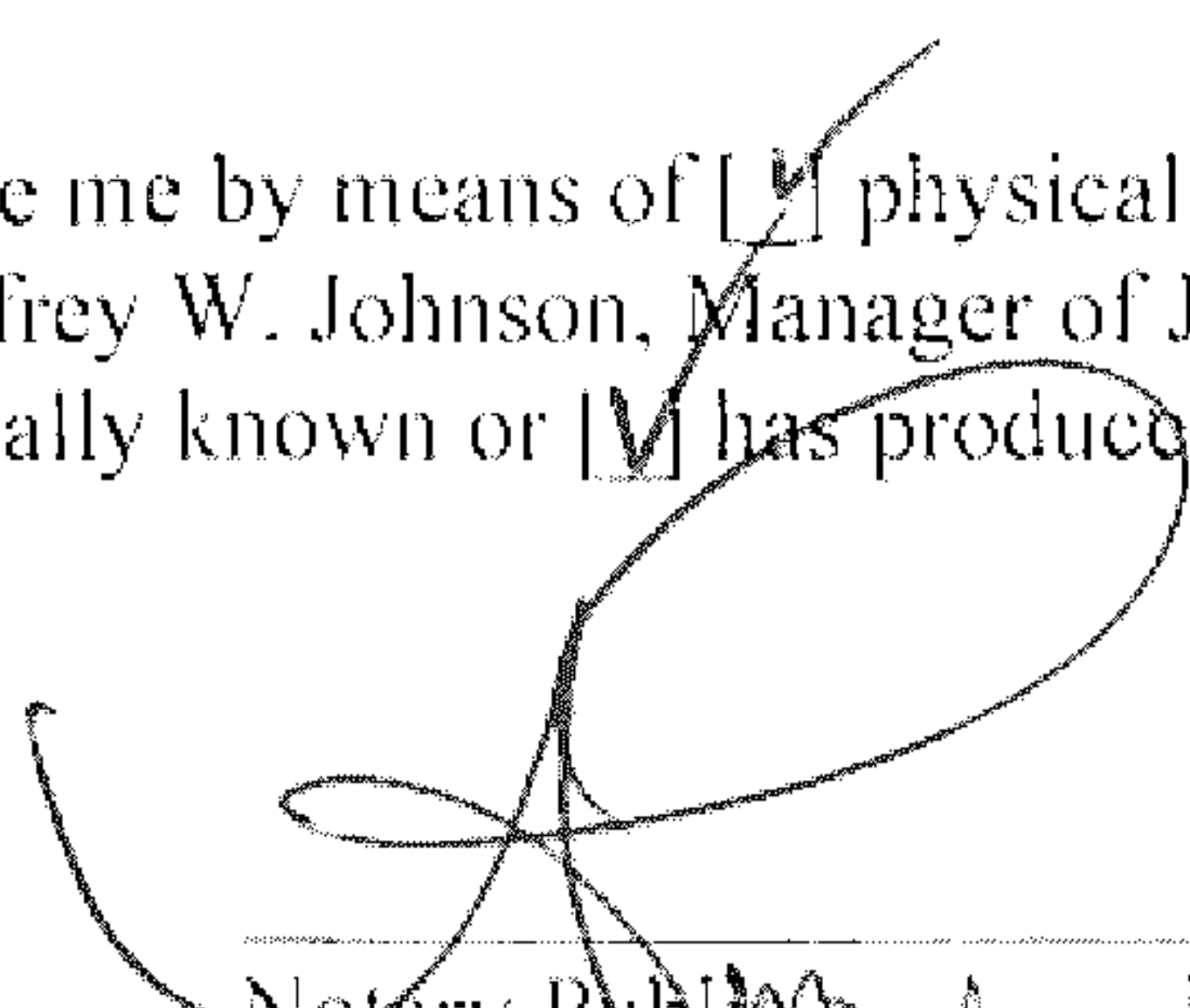

Witness
Printed Name: Morgan Cole
P.O. Address: 1561 Lakeland Dr Ste 204
Sarasota, FL 34240

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of August 2026 by Jeffrey W. Johnson, Manager of JWJ Trust Properties, LLC, a Florida limited liability company who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]




Notary Public
Print Name: Monica A. Ischinger
My Commission Expires: 1-4-2030