

8/13/2026 12:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532161

Doc Stamp-Deed: \$1,400.00

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-07-4792

Parcel ID Number: 0126162073

WARRANTY DEED

This WARRANTY DEED, made August 13, 2026, by **DRUMCANNON PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is 339 Caruso Place, Sarasota, FL 34237 (the "Grantor"), to **TERESA JACK AND ROBERT C. JACK AS CO-TRUSTEES OF THE JACK JOINT TRUST DATED NOVEMBER 11, 2014**, whose address is 41 Storm Court, Cañon City, CO 81212 (the "Grantee"):

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$200,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Unit No. 339, Building 9, PELICAN COVE (f/k/a Pelican Cove Condominium XIV), a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1281, Page 264, and all subsequent amendments thereto, and by virtue of Certificate of Merger recorded in Official Records Book 1673, Page 918, and all subsequent amendments thereto, and as per Plat thereof, recorded in Condominium Book 12, Pages 2, 2A through 2E, inclusive, and all subsequent amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided share in the common elements.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Signature
Witness Printed Name Janet Dunn-Kovachic
Witness #1 Address 1023 Nesbitt Rd
Sagamore Hills Ohio 44067

Drumcannon Properties, LLC, a Florida Limited Liability Company

By: [Signature]
Cynthia Moore, Member

[Signature]
Signature
Witness Printed Name Donna D Mains
Witness #2 Address 199 Gibson Street
Berea Ohio 44017

State of Ohio
County of Cuyahoga

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 11 day of August, 2026, by Cynthia Moore as Member of Drumcannon Properties, LLC, a Florida Limited Liability Company, who is/are ☐ personally known to me or who has/have ☒ produced Florida Driver License as identification.



Janet Dunn-Kovachic
Notary Public, State of Ohio
My Commission Expires
May 26, 2030

[Signature]
Notary Public
Print Name: Janet Dunn-Kovachic
My Commission Expires: May 26 2030