

8/13/2026 12:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532218

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: **Juan C. Villaveces, Esq.**
Our File Number: R15487-423822

Doc Stamp-Deed: \$32,047.40

Consideration: \$4,578,125.00
Doc Stamps: \$32,047.40
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 13th day of August, 2026, by RJJM "LLC," a Florida limited liability company ("Grantor"), to Shubha K. Johnson, as Trustee of the Shubha K. Johnson Revocable Trust u/a dated July 5, 2016, as amended and restated, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statute §689.073, whose post office address is 1519 Harbor Drive, Sarasota, FL 34239 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 109, HARBOR ACRES, SECTION 2, as per the plat thereof
recorded in Plat Book 4, Pages 63, 64 and 65, of the Public
Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 2037060031.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

Witness #1 Sign: [Signature]
Witness #1 Print Name: JUAN O. VILLAVECES
Witness #1 Address: P.O. Box 49948
Sarasota, FL 34230

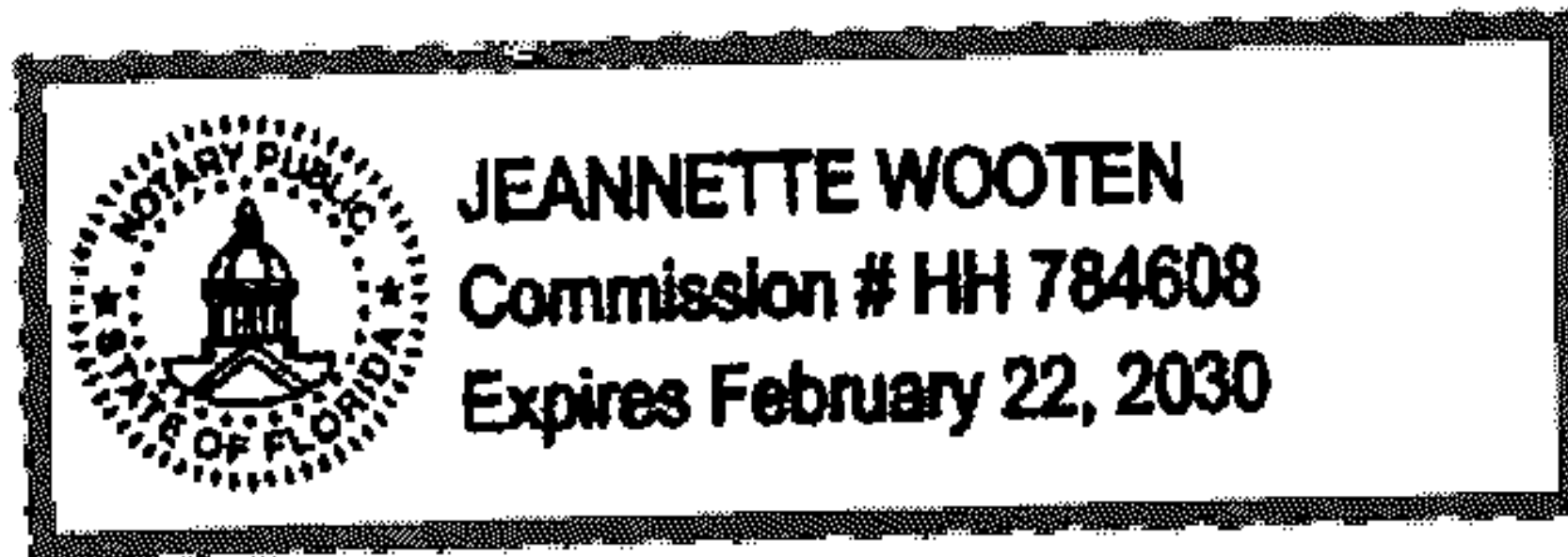
Witness #2 Sign: [Signature]
Witness #2 Print Name: Jeannette Wooten
Witness #2 Address: P.O. Box 49948
Sarasota, FL 34230

RJJM "LLC,"
a Florida limited liability company

By: [Signature]
Robert T. Allegra, as its Manager
Address: 520 Givens Street
Sarasota, FL 34242

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of August, 2026, by Robert T. Allegra, as Manager of RJJM "LLC," a Florida limited liability company.



[Signature]
Notary Public
Print Name: Jeannette Wooten
My Commission Expires: _____

Personally Known [Signature] (OR) Produced Identification _____
Type of identification produced _____