

9/3/2026 12:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540955

Doc Stamp-Deed: \$3,220.00

Prepared by and return to:

Lisa K. Hillman

North Port Title, LLC

13801 Tamiami Trail, Suite A

North Port, Florida 34287

941-423-0360

260424

Page 1 of 2

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Warranty Deed

This Warranty Deed made this 3 day of September 2026, between JLY Properties LLC, a Florida Limited Liability Company whose post office address is 14892 Tamiami Trail, North Port, Florida 34287, grantor, and Ballentine Properties, LLC, a Florida Limited Liability Company whose post office address is 2909 Ridgewood Drive, North Port, Florida 34287, 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)

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, Florida to-wit:

UNIT C-104, NORTH PORT COMMONS, A CONDOMINIUM SUBDIVISION ACCORDING TO THE SURVEY, PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS THEREOF, RECORDED IN CONDOMINIUM BOOK 39, PAGES 36A THROUGH 36C, AND AS SUBSEQUENTLY AMENDED, AND BEING FURTHER DESCRIBED IN THAT DECLARATION OF CONDOMINIUM OF NORTH PORT COMMONS, RECORDED IN INSTRUMENT NO. 2006123885, AND AS SUBSEQUENTLY AMENDED, ALL RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO.

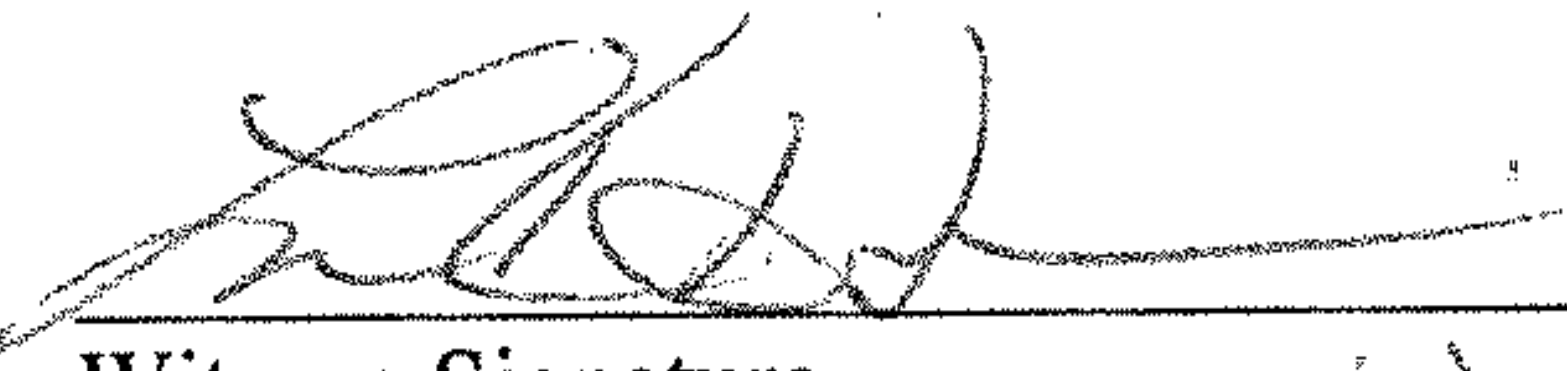
Parcel Identification Number: 1000011004

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

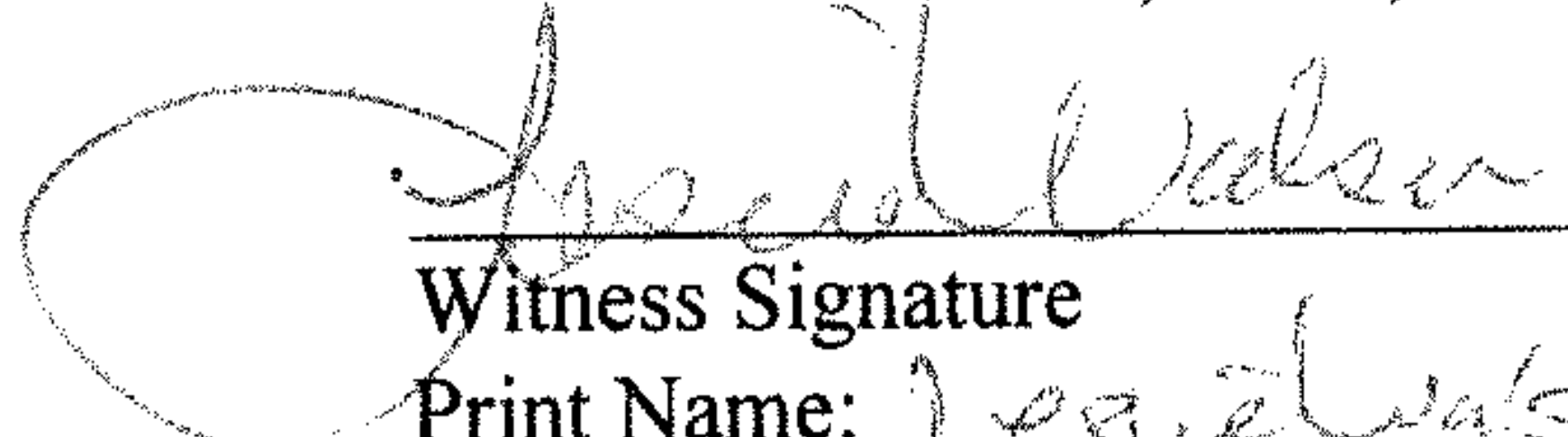
To Have and to Hold, the same in fee simple forever.

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, 2024..**

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:

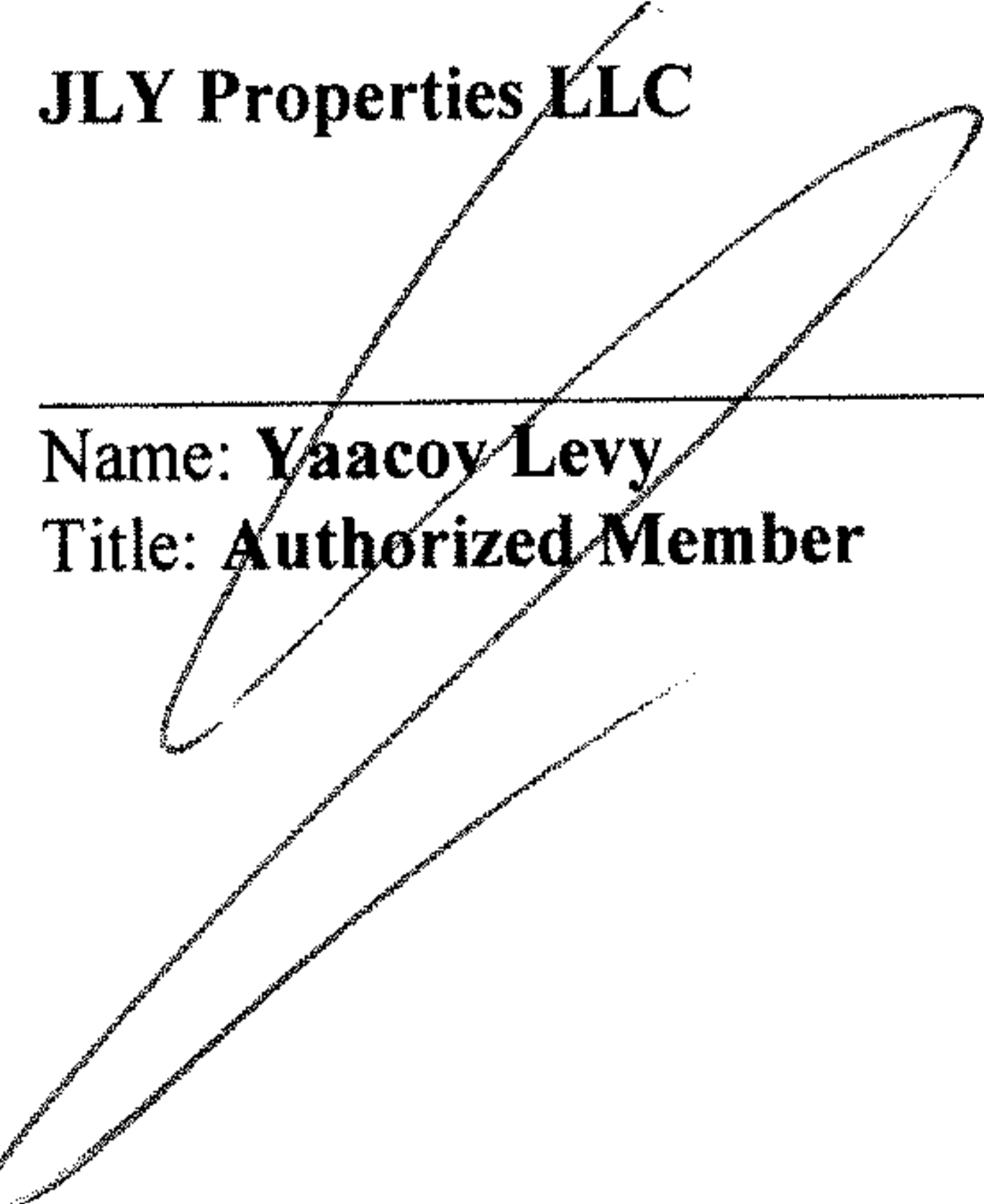


Witness Signature
Print Name: Lisa K Hillman
13801 Tamiami Trl, Ste C, North Port, FL 34287



Witness Signature
Print Name: Joseph Watson
13801 Tamiami Trl, Ste C, North Port, FL 34287

JLY Properties LLC

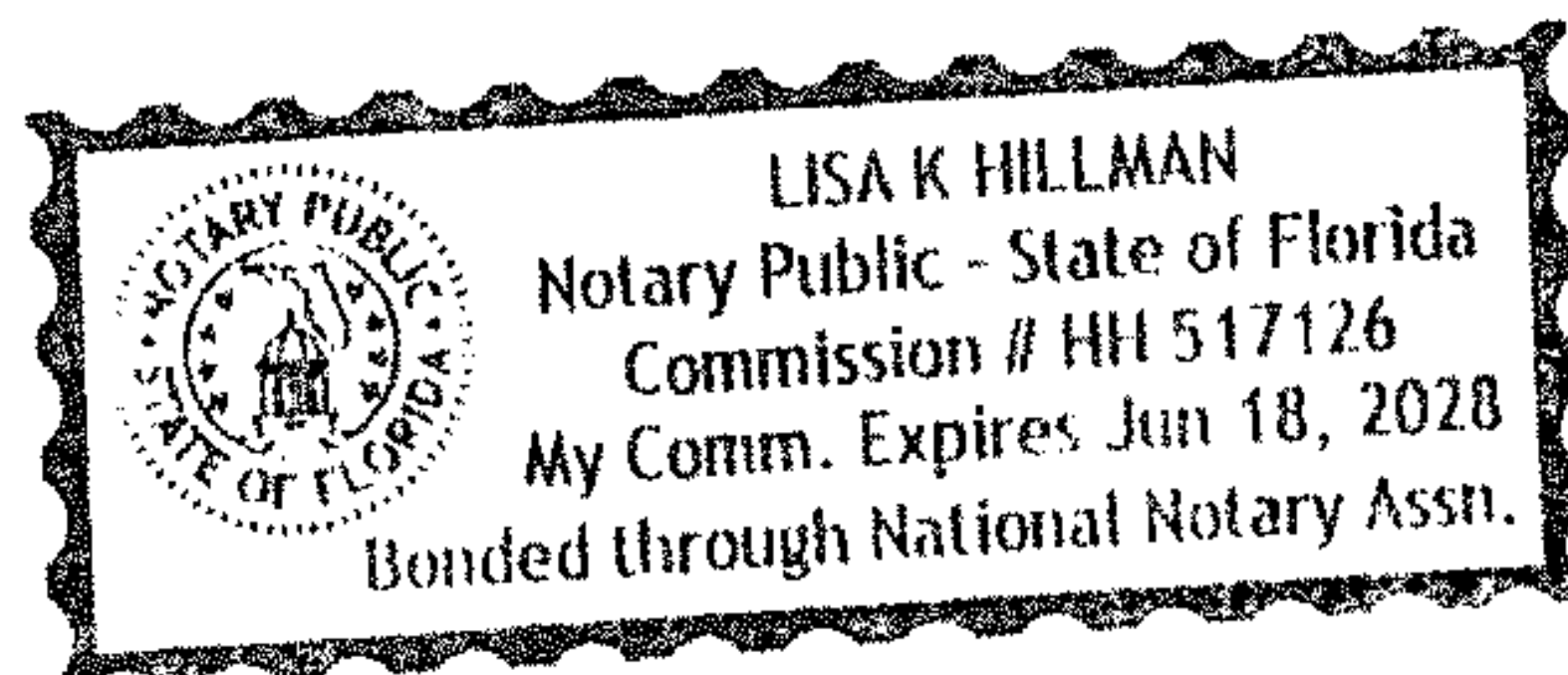


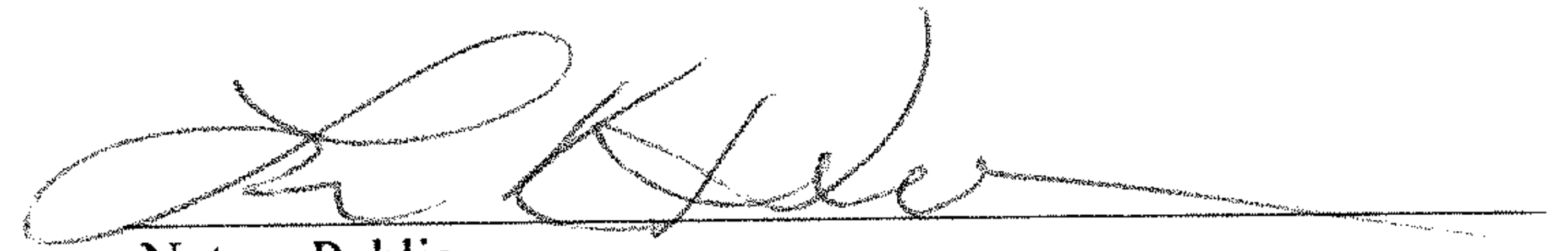
Name: Yaacov Levy
Title: Authorized Member

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 of September, 2026 by Yaacov Levy - Authorized Member, JLY Properties LLC, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)





Notary Public
Printed Name: _____
My Commission Expires: _____