

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026120741 2 PG(S)**

9/3/2026 1:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541075

CONSIDERATION: \$250,000.00

DOC TAX: \$1,750.00

RECORD: \$ _____

PARCEL ID NO.: 0961-01-1030

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Kyle D. Elliott, Esq.

Doc Stamp-Deed: \$1,750.00

WARRANTY DEED

THIS INDENTURE is made as of the 3rd day of September 2026, by and between **SDJ MANAGEMENT, INC., a Delaware corporation**, hereinafter referred to as Grantor, whose post office address is 2547 Hobblebrush Drive, North Port, Florida 34289, and **BIG JIM VIII, LLC, a Florida limited liability company**, referred to as Grantee, whose post office address is 3665 Bee Ridge Road, Suite 310, Sarasota, FL 34233.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situate in Sarasota County, Florida:

Unit No. A-129, NORTH PORT WAREHOUSE CONDOMINIUM, a Commercial Condominium, according to the Declaration of Condominium recorded in the Official Records as Instrument Number 2005043393, and all exhibits and amendments thereof, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Patricia A. Blair

Witness Name: _____

Patricia A. Blair
50 Central Avenue
8th Floor
Sarasota, FL 34236

Kyle D. Elliott

Witness Name: Kyle D. Elliott

Witness Address: 50 Central Ave.
8th Floor, Sarasota, 34236

SDJ MANAGEMENT, INC., a Delaware corporation

By: [Signature]

Albert Fusco
As its President

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of September 2026, by Albert Fusco, as of SDJ MANAGEMENT, INC., a Delaware corporation, on behalf of the corporation. The above-named person is personally known to me or who has produced FL DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

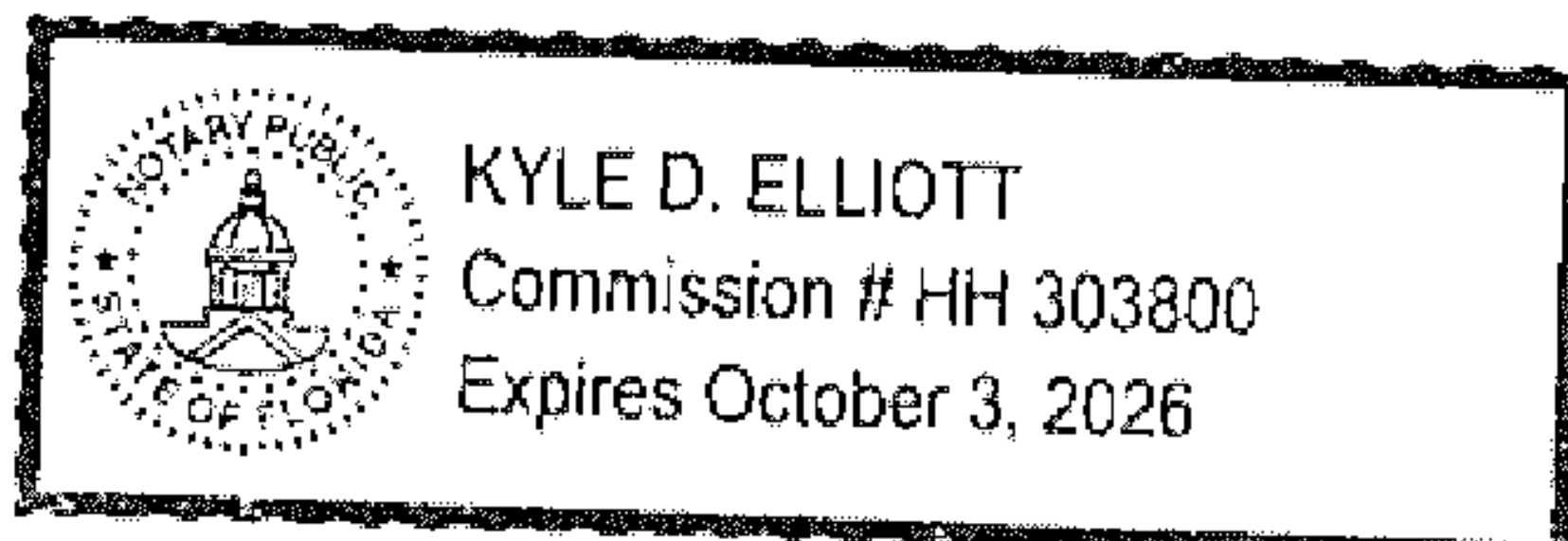
[Signature]

Signature of Notary Public

(Notary Seal)

Kyle D. Elliott

Print Name of Notary Public



I am a Notary Public of the State of Florida, and my commission expires on _____.