

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026121329 2 PG(S)**

9/4/2026 1:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541566

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29595

Doc Stamp-Deed: \$5,887.00

Consideration: \$841,000.00

General Warranty Deed

Made this September 4, 2026 By **Andre J. Sas, an unmarried man**, whose post office address is: 1335 40th Street, Sarasota, Florida 34234, hereinafter called the Grantor, to **JML Collective Ventures LLC, a Florida limited liability company**, whose post office address is: 6058 Bluestar Court, Bradenton, Florida 34211, hereinafter called 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 Ten Dollars, (\$10.00) and other valuable considerations, 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:

Parcel One:

Lot 4, 5, 18 and 19, Block G, PALM GROVE, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 69, of the Public Records of Sarasota County, Florida.

Parcel Two:

Lot 6 and the West 1/2 of Lot 7, Block G, PALM GROVE, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 69, of the Public Records of Sarasota County, Florida.

Parcel Three:

Lot 17 and the West 1/2 of Lot 16, Block G, PALM GROVE, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 69, of the Public Records of Sarasota County, Florida

Parcel ID Number: **0026120058 & 0026120090 & 0026120054**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, 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.

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29595

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, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Maribel Hughley
Witness # 1 Printed Name: Maribel Hughley
Post Office Address: 4711 Salamander St
Saint Cloud, FL 34772

Andre J. Sas (Seal)

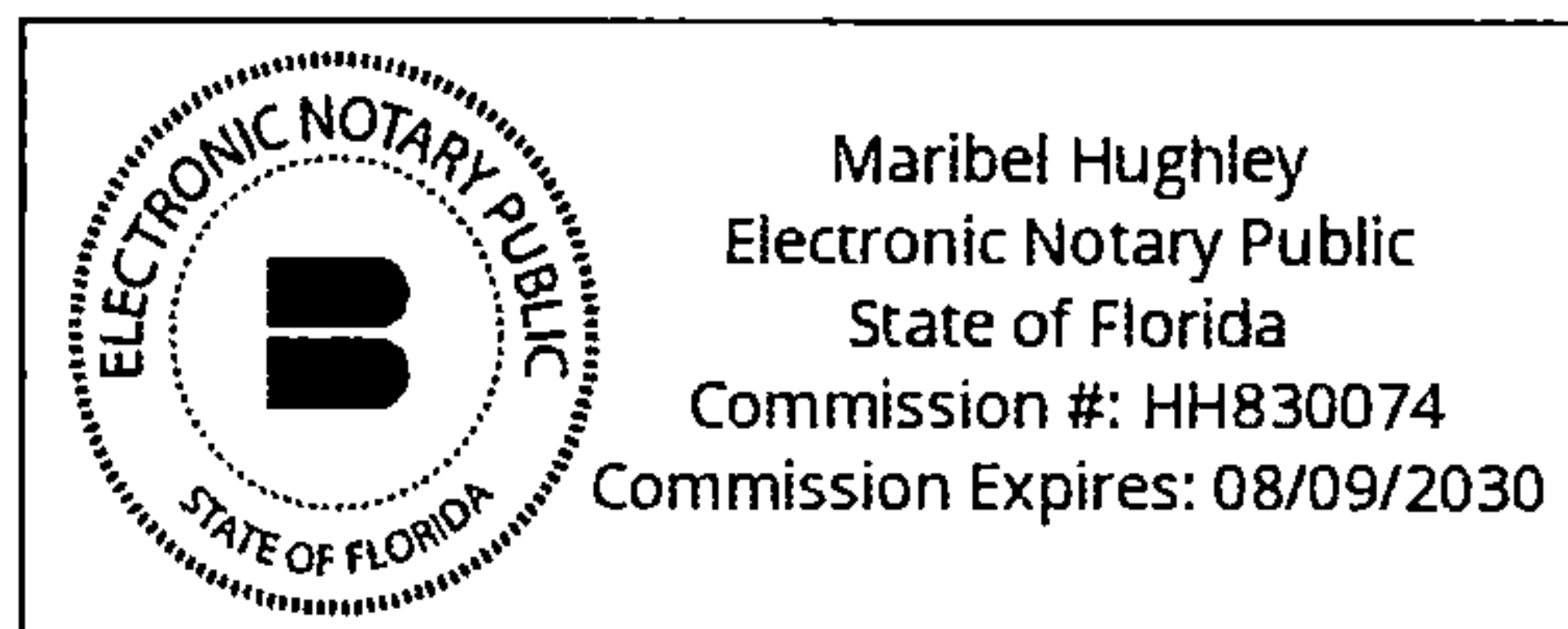
Witness Signature: Christopher Hughley
Witness # 2 Printed Name: Christopher Hughley
Post Office Address: 4711 Salamander St.
Saint Cloud, FL 34772

State of Florida
County of Osceola

I am a Notary Public of the State of Florida, and my commission expires on 08/09/2030. The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this September 02, 2026, by Andre J. Sas, who is/are personally known to me or who produced FL DL as identification.

Notarized online using audio-video communication technology

(SEAL)



Maribel Hughley
Notary Public
My Commission Expires: 08/09/2030
Maribel Hughley