

Prepared by/Return to:
Cemo Title Services, LLC
Mitzi Cemovich
767 Shamrock Blvd.
Venice, FL 34293
941-485-1110 (tel)
941-237-4977(fax)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129915 2 PG(S)

9/24/2026 3:26 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3549048

Doc. Stamps - \$3,864.00
PID No. 0733120049

Doc Stamp-Deed: \$3,850.00

WARRANTY DEED

This Indenture, made on September 23, 2026 by PAUL J. MCALLISTER, III and JANET L. MCALLISTER, Individually and as Co-Trustees of the MCALLISTER JOINT TRUST, dated April 11, 2025 whose post office address is: 2536 Nodosa Drive, Sarasota Florida 34232, hereinafter called the GRANTOR, to JAMES ROBERT MUSHINSKY and TRICIA MARIE MUSHINSKY, husband and wife, whose post office address is: 11622 Parrotfish Street, Venice, Florida 34292, hereinafter called the GRANTEE:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that 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, viz:

LOT 97, CARIBBEAN VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGES 20, 20A THRU 20K, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

The property is the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida. Together with all 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. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

MCALLISTER JOINT TRUST, dated April 11, 2025

1st Witness Signature: Amy S. Drungel

Printed Name: Amy S. Drungel

Witness Address: 767 Shamrock Blvd., Venice FL 34293

PAUL J. MCALLISTER, III, Individually and as Co-Trustee

2nd Witness Signature: Stevan J. Mileusnic

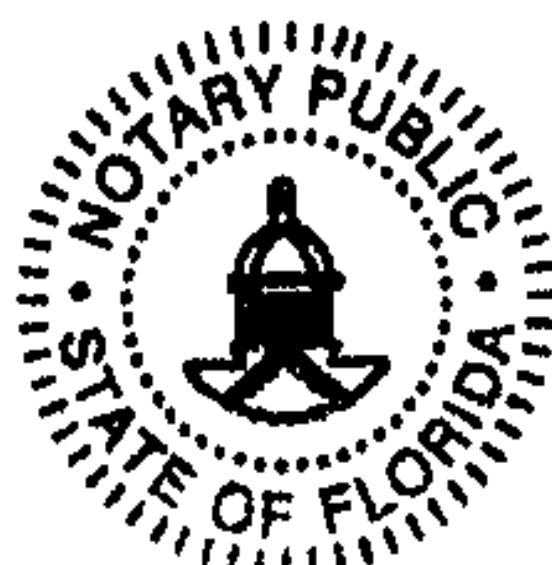
Printed Name: Stevan J. Mileusnic

Witness Address: 767 Shamrock Blvd., Venice FL 34293

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of September 2026, by PAUL J. MCALLISTER, III, Individually and as Co-Trustee of the MCALLISTER JOINT TRUST, dated April 11, 2025, who has produced Florida DL as identification.

[Notary Seal]



Stevan J. Mileusnic
Comm.: HH 368401
Expires: Mar. 2, 2027
Notary Public - State of Florida

Stevan J. Mileusnic
Notary Public Signature

Warranty Deed

MCALLISTER JOINT TRUST, dated April 11, 2025

1st Witness Signature: Amy J. Drungo
Printed Name: Amy J. Drungo
Witness Address: 767 Shamrock Blvd., Venice FL 34293

Janet L. McAllister
JANET L. MCALLISTER, III, Individually
and as Co-Trustee

2nd Witness Signature: Stevan J. Mileusnic
Printed Name: Stevan J. Mileusnic
Witness Address: 767 Shamrock Blvd., Venice FL 34293

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of September 2026, by JANET L. MCALLISTER, III, Individually and as Co-Trustee of the MCALLISTER JOINT TRUST, dated April 11, 2025, who has produced Florida DL as identification.

[Notary Seal]



Stevan J. Mileusnic
Comm.: HH 368401
Expires: Mar. 2, 2027
Notary Public - State of Florida

Stevan J. Mileusnic
Notary Public Signature