

Prepared by and Return to Susie Randazzo ,  
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1999 N University Drive, Suite 300  
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File No.: 191456-25

5/20/2021 1:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2681383

**WARRANTY DEED** Doc Stamp-Deed: \$1,575.70

This indenture made on May 20, 2021, by **Paxson LLC, a Florida Limited Liability Company** whose address is: 2240 Bay Village Court, Palm Beach Gardens, FL 33410 hereinafter called the "grantor",  
to **Holiday Builders, Inc., a Florida Corporation** whose address is: 2293 West Eau Gallie Boulevard, Melbourne, FL 32935 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

**Parcel 1:**

Lot 25, Block 1166, TWENTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to Plat thereof, as recorded in Plat Book 15, Page 2, 2A through 2Q, of the Public Records of Sarasota County, Florida.

**Parcel 2:**

Lot 15, Block 1031, TWENTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to Plat thereof, as recorded in Plat Book 14, Page 14, 14A through 14M, of the Public Records of Sarasota County, Florida.

**Parcel 3:**

Lot 24, Block 1069, TWENTY-FOURTH ADDITON TO PORT CHARLOTTE SUBDIVISION, according to Plat thereof, as recorded in Plat Book 14, Page 14, 14A through 14M, of the Public Records of Sarasota County, Florida.

**Parcel 4:**

Lots 12, Block 865, FIRST REPLAT IN SIXTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to Plat thereof, as recorded in Plat Book 20, Page 12, 12A through 12E, of the Public Records of Sarasota County, Florida.

**Parcel 5:**

Lot 2, Block 1082, TWENTY-THIRD ADDITON TO PORT CHARLOTTE SUBDIVISION, according to Plat thereof, as recorded in Plat Book 14, Page 13, 13A through 13I, of the Public Records of Sarasota County, Florida.

**Parcel 6:**

Lot 16, Block 965, TWENTY-SECOND ADDITON TO PORT CHARLOTTE SUBDIVISION, according to Plat thereof, as recorded in Plat Book 14, Page 10, 10A through 10J, of the Public Records of Sarasota County, Florida.

**Parcel 7:**

Lot 10, Block 344, FIFTH ADDITON TO PORT CHARLOTTE SUBDIVISION, according to Plat thereof, as recorded in Plat Book 11, Page 33, 33A through 33R, of the Public Records of Sarasota County, Florida.

**Parcel 8:**

Lot 14, Block 856, TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to Plat thereof, as recorded in Plat Book 13, Page 8, 8A through 8V, of the Public Records of Sarastoa County, Florida.

**Parcel 9:**

Lots 1 , Block 947, TWENTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to Plat thereof, as recorded in Plat Book 14, Page 10, 10A through 10J, of the Public Records of Sarasota County, Florida.

**Parcel 9A**

Lots 2, Block 947, TWENTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to Plat thereof, as recorded in Plat Book 14, Page 10, 10A through 10J, of the Public Records of Sarasota County, Florida.

**Parcel 10:**

Lot 15, Block 708, SEVENTEENTH ADDITON TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 13, Page 16, 16A through 16L, of the Public Records of Sarasota County, Florida.

**Parcel 11:**

Lot 17, Block 169, THIRTY-THIRD ADDITON TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 15, Page 17, 17A through 17N, of the Public Records of Sarasota County, Florida

Parcel Identification Number:

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

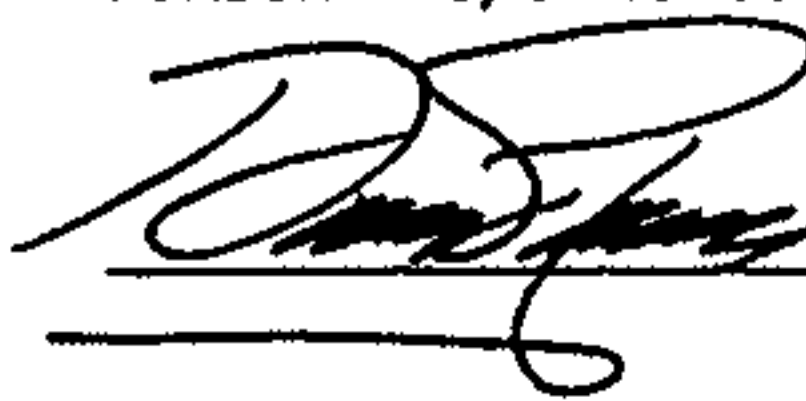
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**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 31st of 2020.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Paxson LLC, a Florida limited liability company



Devon W Paxson, President

Devon W. Paxson  
President

Signed, sealed and delivered in our presence:

Hazel Mead  
1st Witness Signature  
Print Name: Hazel Mead

Devon Paxson  
2nd Witness Signature  
Print Name: Devon Paxson

State of ~~FLORIDA~~ Indiana  
County of St. Joseph

The Foregoing Instrument Was Acknowledged before me by means of  physical presence or  
 online notarization on MAY 19, 2021, by Devon Paxson President - Paxson LLC, a Florida Limited Liability  
Company, who  is/are personally known to me or who  has/have produced a valid  
Drivers License as identification.

Hazel Mead  
Notary Public  
Printed Name: Hazel Mead  
My Commission expires: MAY 17, 2028

