

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040826 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3473246

Prepared By:

Alan Sandler
Near North Title Group LLC
2861 Placida Rd, Unit B
Englewood, FL 34224

Doc Stamp-Deed: \$67.90

Return To:

Near North Title Group LLC
2861 Placida Rd, Unit B
Englewood, FL 34224

Order No.: FL2604478

Property Appraiser's Parcel I.D. (folio) Number:
1128226014

WARRANTY DEED

THIS WARRANTY DEED dated this the 26th day of March, 2026, by Noah Phillips, III, a single man, whose post office address is 26889 E 143rd St S, Coweta, OK 74429 (the "Grantor"), to Wyatt Grant, a single man, whose post office address is 14540 Watchchou Ave, Port Charlotte, FL 33953 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz:

Lot 14, Block 2260, Forty-Sixth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 45, 45A through 45Z, inclusive, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, 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.

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: 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 presence of:

Joseph Motadi
Witness Signature

Joseph Motadi
Printed Name of First Witness

2711 E 56th St, Tulsa OK
Address of First Witness 74105

Janet M Stegman
Witness Signature

Janet M. Stegman
Printed Name of Second Witness

3730 E 2nd St, Tulsa OK
Address of Second Witness 74112

Noah Phillips, III
Noah Phillips, III

STATE OF OKLAHOMA

COUNTY OF Wagoner

The foregoing instrument was acknowledged before me by means of X Physical Presence or _____ Online Notarization on this 25th day of March, 2026 by Noah Phillips, III, who is personally known to me or produced OK Driver License as identification.

Janet M. Stegman
Notary Public
Printed Name: Janet M Stegman

My Commission Expires: 3-16-27
(SEAL)

