

Prepared by and return to:
Zuleika Otero
Premier Title Partners of Florida LLC
1777 Tamiami Trail, Unit 501-23, Port Charlotte, FL 33948
Port Charlotte, FL, 33948

3/31/2026 3:09 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3474027

File No: PREMACT26-108F

Parcel Identification No: 0949138706

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 30 day of March, 2026 between James Drew a/k/a James Richard Drew and Celeste Drew, husband and wife, whose post office address is 5335 Trumpet Street, North Port, FL 34291 of the County of Sarasota, State of Florida, Grantor, to Anthony Dale Smith and Tiffany Dawn Smith, husband and wife, whose post office address is 1190 Independence Road, Coldwater, MS 38618-7842, of the County of MS, State of Mississippi Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota to-wit:

Lot 6, Block 1387, Twenty-Eighth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 12, 12A through 12K, of the Public Records of Sarasota County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's constitutional homestead within the meaning set forth in the constitution of the State of Florida, neither the Grantor(s) nor any person(s) for whose support the Grantor(s) is responsible for reside on or adjacent to the land and it is not contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 5335 Trumpet Street, North Port, FL 34291.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

[Signature]
WITNESS

PRINT NAME: Zuleika Otero

Address: 1777 Tanageri Trl

Port Charlotte, FL 33948

[Signature]
WITNESS

PRINT NAME: Kelly Wise

Address: 1777 Tanageri Trl

Port Charlotte, FL 33948

[Signature]
James Drew a/k/a James Richard Drew

[Signature]
Celeste Drew

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of March, 2026, by James Drew a/k/a James Richard Drew and Celeste Drew, who is/are personally known to me or who has/have produced FL as identification.

[Signature]
Signature of Notary Public

Zuleika Otero
Print, Type/Stamp Name of Notary

