

4/2/2026 4:50 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3475557

Doc Stamp-Deed: \$483.00

Prepared by and Return to:
Amanda Crane
Suncoast One Title & Closings, Inc.
4044 North Access Road
Englewood, FL 34224
File No.: ENG-2026-2353
Parcel ID Number: 1152236917; 1152236918;
1152236919

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 1st day of April, 2026 between Walter Paul and Anna Paul, husband and wife, whose post office address is 7292 Assisi Hills Road, Rio Rancho, NM 87144, of the County of Sandoval, State of New Mexico, Grantors, to SPE #231, LLC, a Florida Limited Liability Company, whose post office address is 2719 Angle Gate Circle, O’Fallon, MO 63368, of the County of St. Charles, State of Missouri, Grantee:

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

PARCEL 1:

Lot 17, Block 2369, Forty-Eighth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 20, Page(s) 5, 5A through 5R, of the Public Records of Sarasota County, Florida.

PARCEL 2:

Lot 18, Block 2369, Forty-Eighth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 20, Page(s) 5, 5A through 5R, of the Public Records of Sarasota County, Florida.

PARCEL 3:

Lot 19, Block 2369, Forty-Eighth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 20, Page(s) 5, 5A through 5R, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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.

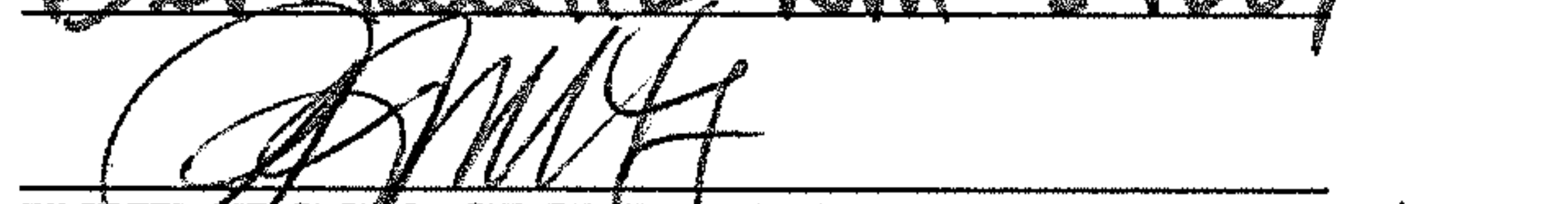
And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

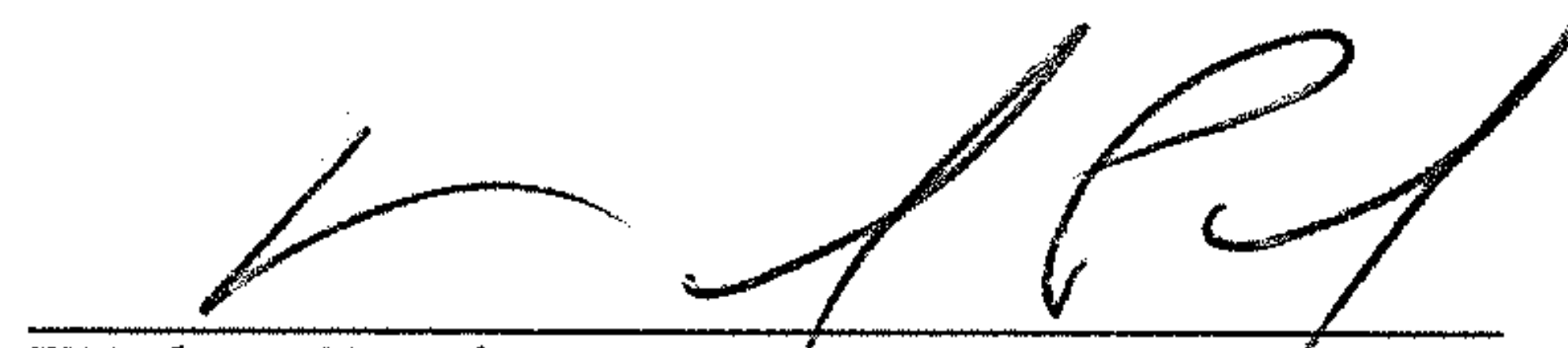
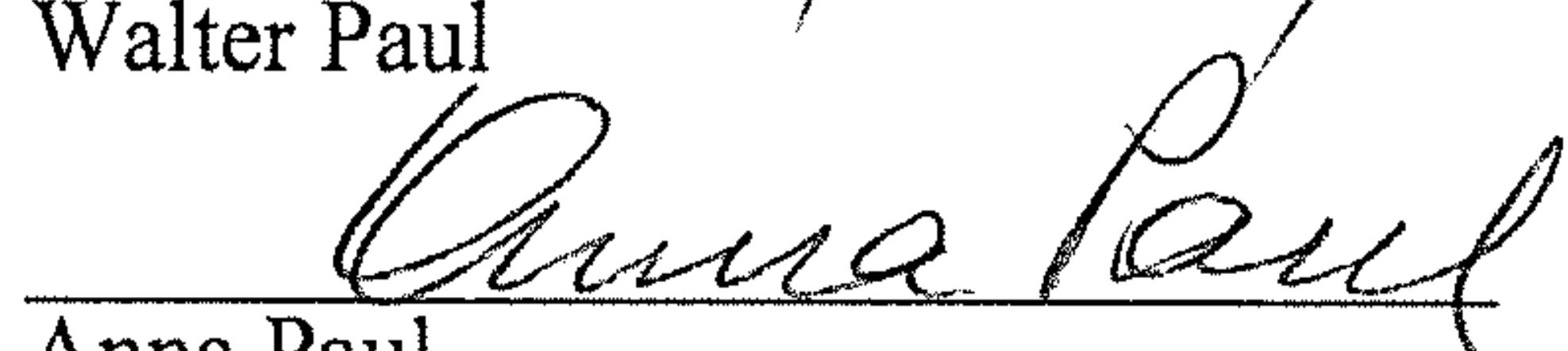
Signed, sealed and delivered in our presence:


WITNESS 1 SIGNATURE
PRINT NAME: Lan Tran-Fajardo

WITNESS 1 ADDRESS:
53 Jemez Canyon RD
Berkeley, NM 87004

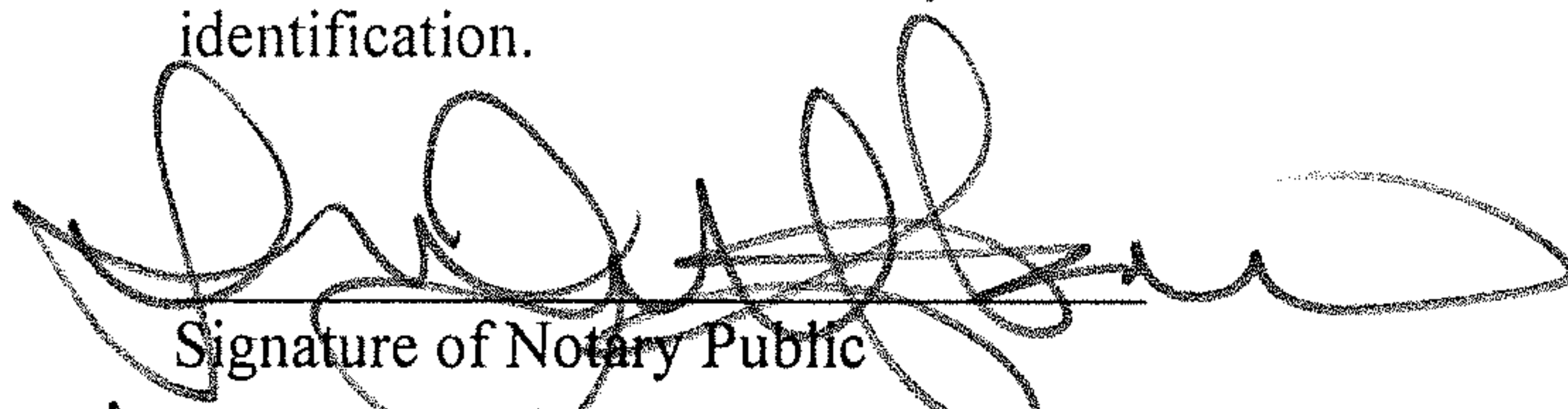

WITNESS 2 SIGNATURE
PRINT NAME: Roger P. Martinez

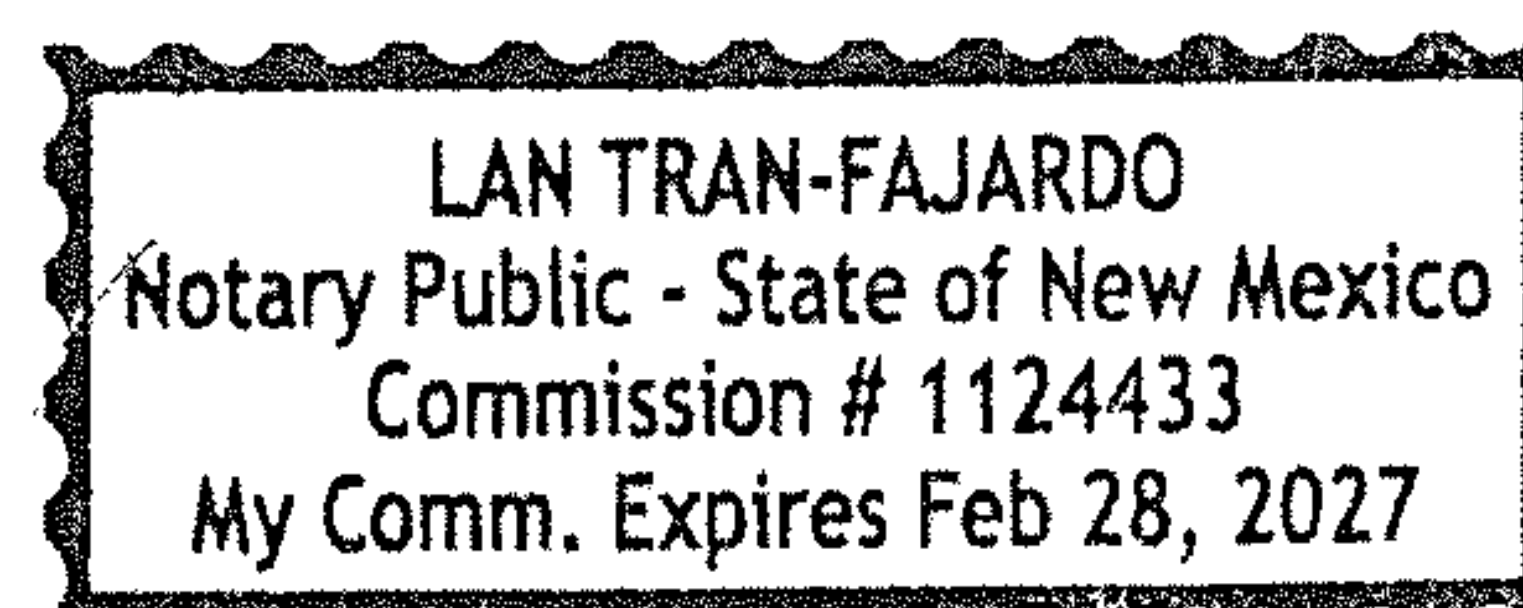
WITNESS 2 ADDRESS:
7240 Assisi Hills Rd NE
Red Rancho, NM 87144


Walter Paul

Anna Paul

STATE OF ~~FLORIDA~~ New Mexico
COUNTY OF ~~CHARLOTTE~~ Sandoval

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 16th day of April, 2026, by Walter Paul and Anna Paul, (☐) who is/are personally known to me or (☒) who has/have produced New Mexico Driver's License as identification.


Signature of Notary Public
Lan Tran-Fajardo
Print, Type/Stamp Name of Notary



(NOTARY SEAL)