

4/6/2026 11:01 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475904

Doc Stamp-Deed: \$108.50

Prepared by and return to:

Devan P. Spinelli, Esq.
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
(941) 348-6257
File No 3964-26SW-FL

Parcel Identification No 0951-14-9005

_____[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 Howard R. Petersen, a widower, whose post office address is 4211 La Costa Cove, Bradenton, FL 34210, of the County of Manatee, State of Florida, Grantor, to Robert James Haynes, a single man, whose post office address is 8038 Sawyer Circle, North Port, FL 34288, of the County of Sarasota, State of Florida, Grantee:

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 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:

Lot 5, Block 1490, Thirtieth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 15, Page(s) 14, 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 homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 4211 La Costa Cove, Bradenton, FL 34210.

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 Grantee 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:

Kyle Fogo
WITNESS #1 SIGNATURE

Howard R. Petersen
Howard R. Petersen

Kyle Fogo
WITNESS #1 PRINTED NAME

7051 Manatee Ave W, Bradenton, FL 34209
WITNESS #1 ADDRESS

Jilleen K. Burger
WITNESS #2 SIGNATURE

JILLEEN K. BURGER
WITNESS #2 PRINTED NAME

7051 MANATEE AVE W BRADENTON, FL 34209
WITNESS #2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31ST day of MARCH, 2026, by Howard R. Petersen, who is/are personally known to me or who has/have produced FDLE P862 3364-616 as identification.

Jilleen K. Burger
Signature of Notary Public

JILLEEN K. BURGER
Print, Type/Stamp Name of Notary

