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INSTRUMENT # 2026044766 2 PG(S)

4/6/2026 3:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476448



Prepared by and Return to:  
Ranee Polis, an employee of  
First International Title, LLC  
992 Tamiami Trl, Unit G  
Port Charlotte, FL 33953

Doc Stamp-Deed: \$112.00

File No.: 264482-95

**WARRANTY DEED**

This indenture made on <sup>10 SD</sup> **April 08, 2026** by **Johnson Wallboard Company Incorporated, a Florida Corporation**, whose address is: 1930 Joyce Street, Sarasota, FL 34321 hereinafter called the "grantor", to **Landsun Properties 3, LLC, A Florida Limited Liability Company**, whose address is: 5292 Royal Poinciana Way, North Port, FL 34291, 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:

**Lot 5, Block 1425, TWENTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 15, Page(s) 13, 13A through 13N, inclusive, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: 0954142505

**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 2025.

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

Johnson Wallboard Company Incorporated, a Florida Corporation

[Handwritten Signature]

By Terry L. Johnson Jr., President

Signed, sealed and delivered in our presence:

[Handwritten Signature]  
1st Witness Signature

[Handwritten Signature]  
2nd Witness Signature

Print Name: Vicmarie Grant

Print Name: Kristyle Blanc

Address: 9912 Tamiami Trl #6  
Port Charlotte FL 33953

Address: 9912 Tamiami Trl #6  
Port Charlotte FL 33953

State of FL

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of  physical presence or  online notarization on 3/31/26, by Terry L. Johnson Jr., President of Johnson

Wallboard Company Incorporated, a Florida Corporation, who  is/are personally known to me or who  produced a valid DL as identification.

[Handwritten Signature]  
Notary Public Signature

Printed Name:

(NOTARY SEAL)

My Commission Expires:

