

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026044771 2 PG(S)**

4/6/2026 3:36 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3476454

**Prepared By:**

PGP Title of Florida, Inc., dba PGP Title  
Attn: Josselyn Miranda  
24311 Walden Center Drive, Suite 203  
Bonita Springs, FL 34134

**Doc Stamp-Deed: \$2,765.00**

**Return To:**

PGP Branch Support Center

9111 Cypress Waters Blvd., Suite 200, Mail Code: BSC  
Coppell, TX 75019

File No.: FL-371041

Property Appraiser's Parcel I.D. (folio) No.:  
1113100232

**WARRANTY DEED**

THIS WARRANTY DEED to be effective April 1, 2026, by Centex Homes, a Nevada general partnership , having a mailing address of 24311 Walden Center Drive, Suite 300, Bonita Springs, FL 34134 (the "Grantor"), to Brian Joseph Lundin and Cindy Sue Lundin, husband and wife, having a mailing address of 3013 Winding Creek Trail, North Port, FL 34289 (the "Grantee").

(Which terms "Grantor" and "Grantee" shall include singular and 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 AND NO/100 Dollars (\$10.00) and other valuable consideration, receipt and sufficiency which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed, and confirmed unto the Grantee, the following described land situated in County of Sarasota, State of Florida, to-wit:

Lot 232, STRAND AT CEDAR GROVE, according to the plat thereof, as recorded in Plat Book 57, Page(s) 155 through 173, Public Records of Sarasota County, Florida.

Subject to restrictive covenants, conditions, easements, and reservations as of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

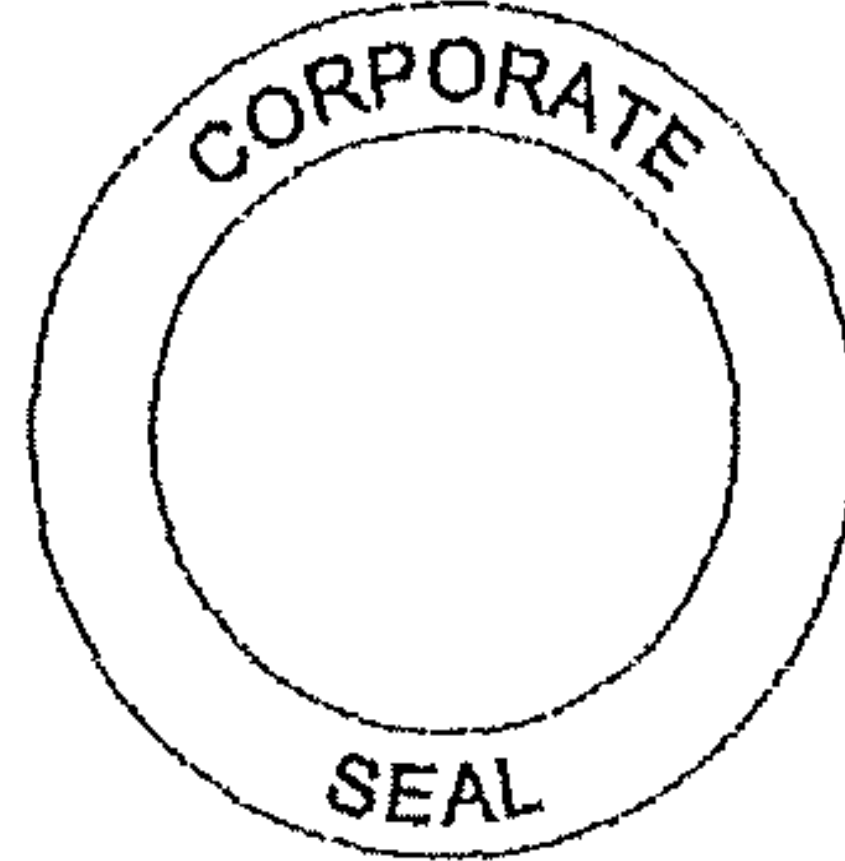
TO HAVE AND TO HOLD the same in fee simple forever.

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

B.J.L.  
C.S.L.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 3-10, 2026.

(CORPORATE SEAL)



BY: [Signature]  
Centex Homes, a Nevada general partnership  
**Angela Glanc**  
Printed Name

**Closing/Homebuyer Coordinator**  
Title

STATE OF Florida )  
COUNTY OF Lee )

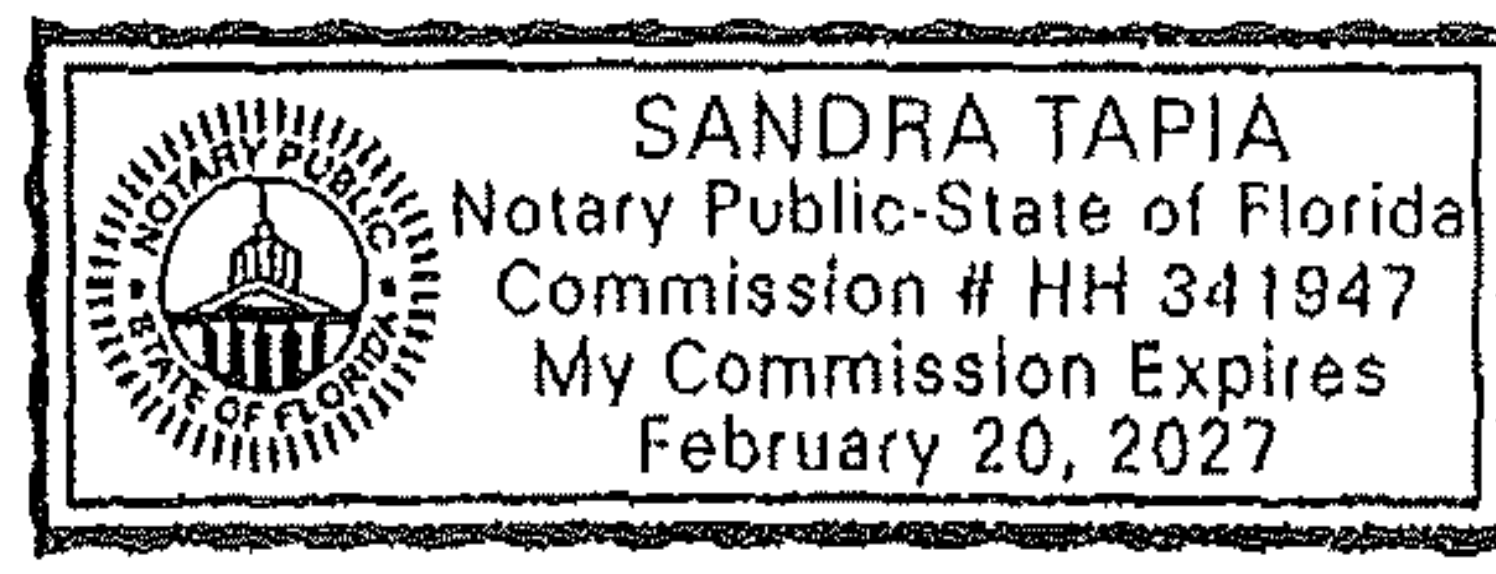
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3-10, 2026 by

Angela Glanc  
**Closing/Homebuyer Coordinator**

of Centex Real Estate Company, LLC, a Nevada limited liability company, as sole Managing Partner of Centex Homes, a Nevada general partnership, on behalf of the limited liability company. He/she is personally known to me or produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public **Sandra Tapia**  
Printed Name

My Commission Expires:  
(SEAL)



Signed, and sealed and delivered in presence of:

[Signature]  
Witness Signature

**Sandra Tapia**

Printed Name and Address of First Witness  
24311 Walden Center Drive Suite # 203  
Bonita Springs, FL 34134

[Signature]  
Witness Signature

**Kathy Oxford**

Printed Name and Address of Second Witness 203  
24311 Walden Center Drive Suite # 203  
Bonita Springs, FL 34134