

4/9/2026 2:57 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3478195

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260494

Parcel ID: 1132210714

Florida Documentary Stamps in the amount of \$66.50 have been paid hereon.

Doc Stamp-Deed: \$66.50

_____. SPACE ABOVE THIS LINE FOR RECORDING DATA _____

WARRANTY DEED

THIS WARRANTY DEED, made the 9th day of April, 2026 by

Karissa K. Thacker and Ginger L. Ward,

whose post office address is 2206 Delaware Avenue, Wilmington, DE 19806,

herein called the Grantor, to

Spirestone Holding LLC, a Florida Limited Liability Company,

whose post office address is 485 Loveland Boulevard, Port Charlotte, FL 33954,

hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of NINE THOUSAND FIVE HUNDRED AND 00/100 (**\$9,500.00**) 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, State of Florida, viz.:

Lot 14, Block 2107, 45th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 19, Pages 38 and 38A through 38GG, of the Public Records of Sarasota County, Florida.

The Grantors herein certifies that the property is vacant land and unimproved. Grantors herein covenants that this property is not the homestead of the Grantors nor contiguous to their homestead.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Caroline M Chahal's

Signature

Caroline M Chahal's

Printed Name

1004 Powell Ct, Bear DE 19701

Full Address

Karissa K. Thacker

Karissa K. Thacker

Ginger L. Ward

Ginger L. Ward

Witness #2:

Tina L. Pauro

Signature

Tina L. Pauro

Printed Name

1700 W Doe Run Rd Kennett Square PA 19348

Full Address

STATE OF Delaware
COUNTY OF New Castle

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 1 day of April, 2026, by Karissa K. Thacker and Ginger L. Ward, () who are personally known to me or (X) who have produced Delaware License as identification.

Tina L. Pauro
Signature of Notary Public

Print, Type Stamp Name of Notary

COMMISSION EXPIRES AUGUST 20, 2028
NOTARY PUBLIC
STATE OF DELAWARE