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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478296



Prepared by and return to:

Tiffany Duncan

Northwest Title Group, LLC

1232 South Boulevard

Chipley, FL 32428

(850) 676-4041

File No 2026-3198

In Connection with Title Insurance

Parcel Identification No 1132-22-2739

Doc Stamp-Deed: \$21.00

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WARRANTY DEED

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

This indenture made the 8 day of April, 2026 between Dupont LLC, a Florida Limited Liability Company, whose post office address is 1907 Bottlebrush Way, North Port, FL 34289, of the County of Sarasota, State of Florida, Grantor, to Uncle Sams Land, LLC, a Florida Limited Liability Company, whose post office address is 11133 Bridgecreek Drive, Riverview, FL 33569, of the County of Hillsborough, 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 39, Block 2227, FORTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 19, Page 45, of the Public Records of Sarasota County, Florida.

Grantor warrant 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.

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

Signature Page to Follow

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

Dupont LLC, a Florida Limited Liability Company

By: [Signature]
Sylvain DuPont, Sole Member

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

Dana Browne
1st Witness Printed Name

[Signature]
2nd Witness Signature

Dianne Shehadeh
2nd Witness Printed Name

1st Witness Physical Address:

1181 S Sumter Blvd
North Port FL 34287

2nd Witness Physical Address:

1181 S Sumter Blvd
North Port FL 34287

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization 8 day of April, 2026, by Sylvain DuPont, Sole Member of Dupont LLC, a Florida Limited Liability Company.

[Signature]
Notary Dianne Shehadeh

Personally Known: _____ OR Produced FL DL as Identification



DIANNE SHEHADEH
Notary Public, State of Florida
My Comm. Expires Feb 26, 2029
Commission No. HH645460