

Prepared by:
John W. Monroe, Jr.
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, Florida 32502
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3478374

Doc Stamp-Deed: \$70.00

Warranty Deed

This WARRANTY DEED, dated April 9, 2026 A.D. By:
Matt C. Bales and Barbara E. Bales
whose address is: 5072 Weatherton St, North Port, Florida 34288,
hereinafter called the GRANTOR, to:
Adams Homes of Northwest Florida, Inc., a Florida corporation
whose post office address is: 100 West Garden Street, Second Floor, Pensacola, Florida 32502,
hereinafter called the GRANTEE:

(Whenever used herein the term "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.)

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, viz:

Lot 38, Block 2092, Forty-Fifth Addition to Port Charlotte, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38, of the Public Records of Sarasota County, Florida.

Grantor warrants and represents the foregoing property does not constitute the homestead of the Grantor(s) for any purposes under Florida Law or the Florida Constitution and the property is not adjacent to or contiguous to the Grantor's homestead.

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

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 the following witnesses:

Sign Cynthia Baldwin
Witness Printed Name CYNTHIA BALDWIN
Address: 1274 HARBOR TOWN WAY
VENICE FL 34292

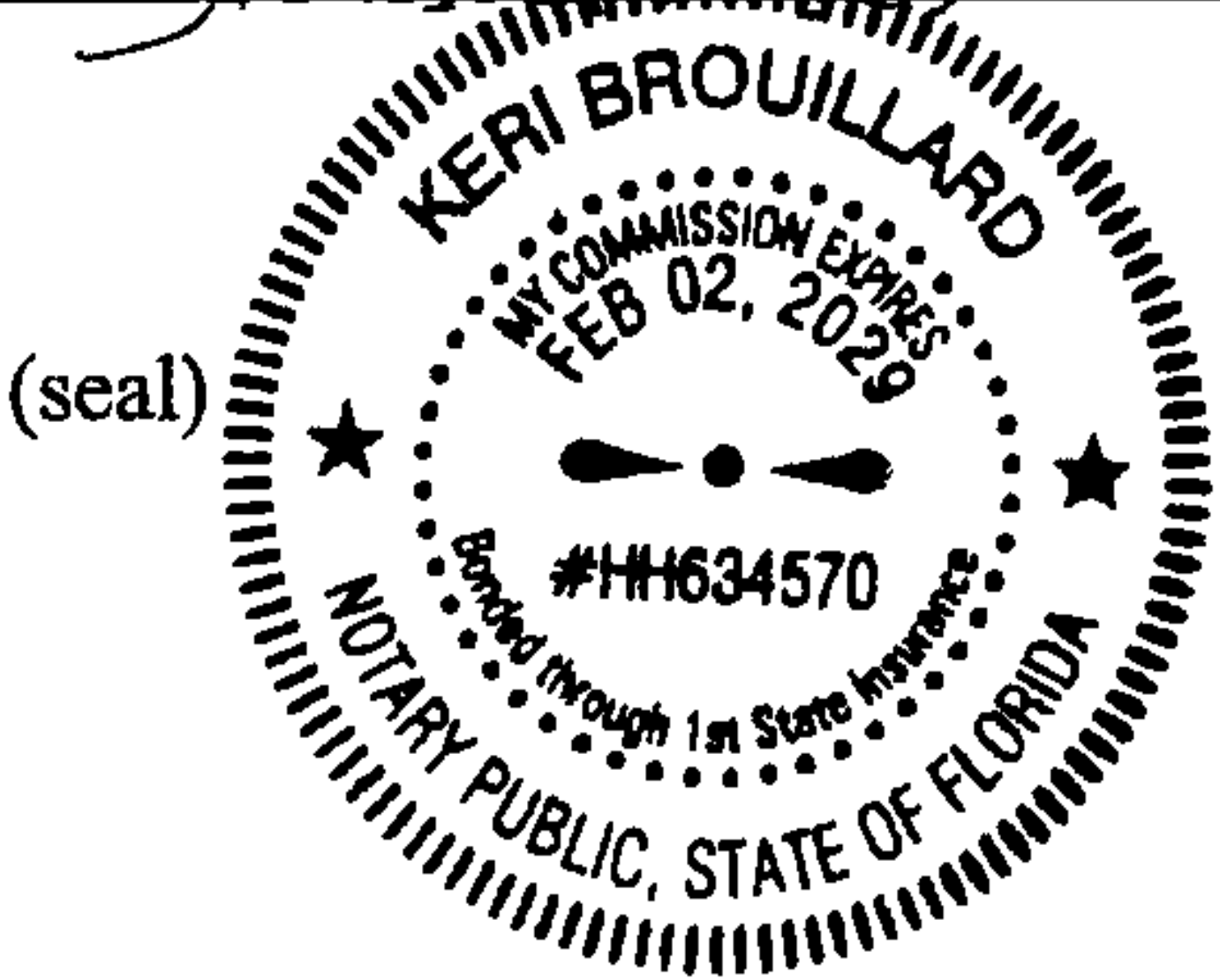
Matt C. Bales
Matt C. Bales

Sign Sharon Mincieli
Witness Printed Name Sharon Mincieli
Address: 25520 E. Lenox Cir, Punta Gorda, FL 33950

Barbara E. Bales
Barbara E. Bales

State of Florida
County of Charlotte

The foregoing instrument was sworn to, subscribed and acknowledged before me this 7th day of April, 2026, by means of ☒ physical presence or () online notarization, by Matt C. Bales and Barbara E. Bales, who are personally known to me or who have produced Divers Licenses as identification.



Keri Brouillard
Notary Public
Print Name: Keri Brouillard
My Commission Expires: 2/2/2029