

Prepared by and return to:
G. MATTHEW BROCKWAY, ESQ.



2033 Main Street, Suite 600
Sarasota, Florida 34237
Tel: (941) 366-8100

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026047655 2 PG(S)

4/10/2026 3:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478910

Consideration: \$30,000.00
Documentary Stamps: \$210.00
Recording Fees: \$18.50

Doc Stamp-Deed: \$210.00

Sarasota County Parcel ID No.: 1119240519

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10th day of April, 2026, between **AAFJ Casey Funding, LLC**, a **Florida limited liability company**, whose post office address is: 3743 Casey Key Road, Nokomis, FL 34275 ("Grantor"), and **Erik O. Vierheilig and Colleen F. Vierheilig, husband and wife**, whose post office address is: 1575 Gardenside Circle, North Port, FL 34288 (collectively, "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 and No/100 Dollars (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 19, Block 2405, FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to plat thereof as recorded in Plat Book 21, Page 1, of the Public Records of Sarasota County, Florida.

SUBJECT TO valid covenants, restrictions, easements, conditions and limitations of record, and taxes for the current year and thereafter.

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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

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

Signed, sealed, and delivered in our presence:

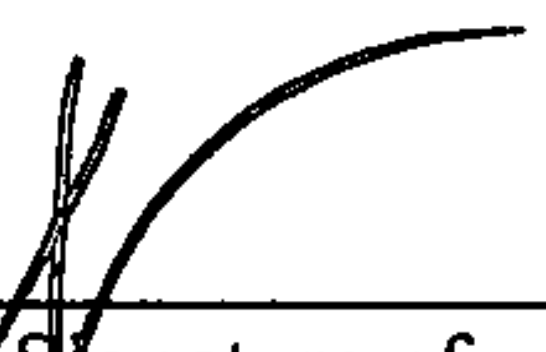
AAFJ Casey Funding, LLC, a Florida limited liability company


(Signature of first Witness)

By: 
Anthony Badala, Manager

G. Matthew Brockway
(Printed name of first Witness)

Address of first Witness:
2033 Main Street, Suite 600
Sarasota, FL 34237


(Signature of second Witness)

Katherine McCurdy
(Printed name of second Witness)

Address of second Witness:
2033 Main Street, Suite 600
Sarasota, FL 34237

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day April, 2026, by Anthony Badala, as Manager of AAFJ Casey Funding, LLC, a Florida limited liability company, who ☐ is personally known to me or ☒ has produced FL Driver's license as identification.

(Notary Seal)

 Katherine McCurdy
Notary Public
State of Florida
Comm# HH436057
Expires 10/21/2027


Notary Public
Print Name: Katherine McCurdy
My Commission Expires: _____