

4/10/2026 4:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478973

Doc Stamp-Deed: \$1,855.00

Consideration: \$265,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285

Property Appraiser's Parcel ID No.: 0951146015

(FOR INFORMATIONAL PURPOSES ONLY)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 9th day of April, 2026, by and between **Secretary of Housing Urban Development**, whose address is 77 Forsyth St SW, Atlanta, GA 30303 (hereinafter "GRANTOR"), and **Peyton Hiler, a single man, and Robert Schure and Kathy Schure, husband and wife, as joint tenants with right of survivorship**, whose address is **4674 Baynes Rd, North Port, FL 34288** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained, aliened, remised, released, conveyed, confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 15, BLOCK 1460, 30TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 14 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appurtenances thereto belonging or in anywise appertaining, and subject to restrictions, reservations and easements of record, if any, which reference herein shall not serve to reimpose same, governmental regulations, real property taxes for the current year, and any mortgage or other encumbrances.

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

AND GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) 

Printed Name Patricia A. Lee

P.O. Address _____

3575 Piedmont Road, NE, Building 15, Ste. L-120
Atlanta GA 30305

GRANTOR:

Secretary of Housing Urban Development


By : Alfreda Mayes, Designated Agents
Authorized Signer

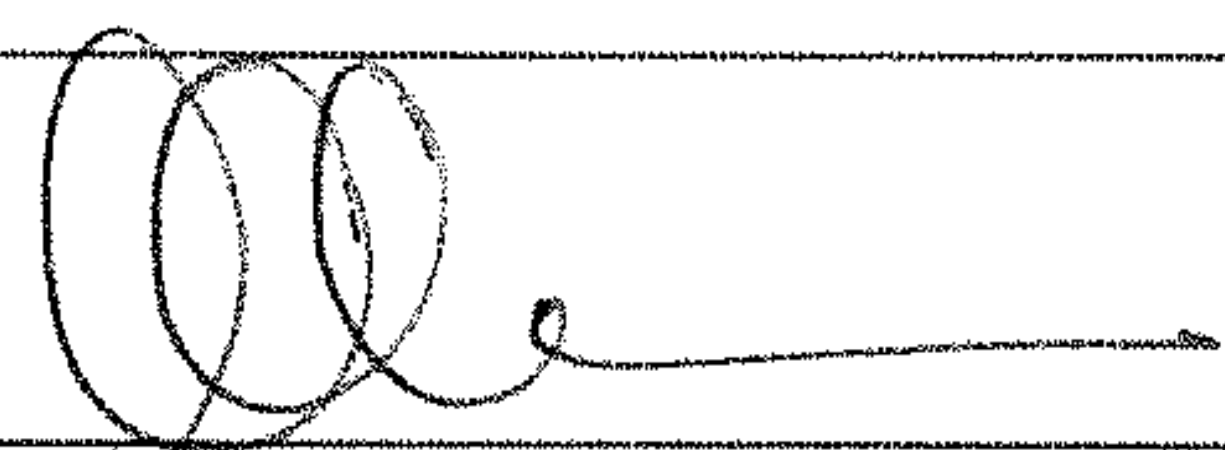
(2) 

Printed Name Yvonne Mayes-Moales

P.O. Address _____
3575 Piedmont Road, NE, Building 15, Ste. L-120
Atlanta GA 30305

STATE OF GEORGIA
COUNTY OF FULTON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2026, by Alfreda Mayes, as Authorized Signer for Secretary of Housing Urban Development, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.



Signature of Notary Public

Machelle Redmond
Print, Type/Stamp Name of Notary

