

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026049345 1 PG(S)

4/15/2026 9:15 AM

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

SIMPLIFILE

Receipt # 3480436

Doc Stamp-Deed: \$2,548.00

Prepared by and return to:
Dana Angeline
Access Title Agency
5260 Summerlin Common Way
Suite 301
Fort Myers, FL 33907

File Number:
Parcel ID: 1141257120
Property I:

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 14th day of April, 2026, between ADAMS HOMES OF NORTHWEST FLORIDA, INC., A FLORIDA CORPORATION, whose mailing address is: 100 West Garden St., Pensacola, FL 32502, party of the first part, and Dylan Brass Marlow an unmarried individual and Elizabeth Louise Brass an unmarried individual as joint tenants with rights of survivorship, whose mailing address is: 1814 Calahan Avenue, North Port, FL 34288, party/parties of the second part.

WITNESSETH:

First party, for and in consideration of the sum of THREE HUNDRED SIXTY FOUR THOUSAND AND 00/100 (364,000.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/hcr/their heirs and assigns, the following described property, to wit:

Lot 20, Block 2571, 51st Addition to Port Charlotte Subdivision, a subdivision according to plat thereof as recorded in Plat Book 21, Pages 8, 8A through 8V, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on the 14th day of

April 2026

Signed, sealed and delivered
in the presence of:

ADAMS HOMES OF NORTHWEST FLORIDA, INC.
a Florida Corporation

Emile Johnson
Witness
Printed Name: EMILE JOHNSON
100 West Garden St., Pensacola, FL 32502

By: Don J. Adams
Printed Name: Don J. Adams
Title: Authorized Agent

(Corporate Seal)

Tara A. Mullen
Witness
Printed Name: TARA A. MULLEN
100 West Garden St., Pensacola, FL 32502

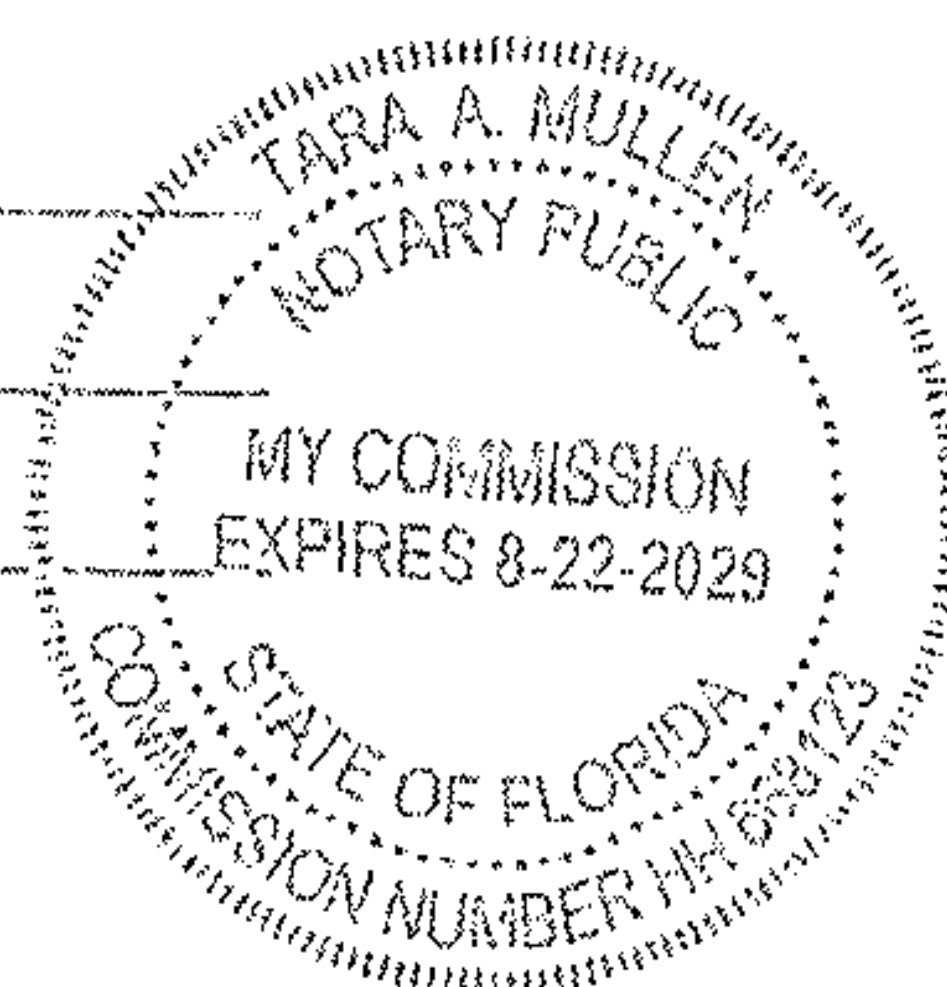
State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 14th day of April, 2026 and was acknowledged before me by means of [X] physical presence or [] online notarization, by Don J. Adams who is the Authorized Agent for ADAMS HOMES OF NORTHWEST FLORIDA, INC., who is personally known to me or who has produced Driver's License as identification.

Tara A. Mullen
Notary Public

Print Notary Name
My Commission Expires:

Notary Seal



SPECIAL WARRANTY DEED - CORPORATE