

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026050236 2 PG(S)**

Prepared by and Recording requested by:  
Reid McCullough  
McCullough Legal Services  
2477 Stickney Point Road  
200A  
Sarasota, FL 34231  
941-484-9714  
File Number: 2026-300  
Parcel ID: 0967059313  
**Consideration: \$19,000.00**

4/16/2026 1:21 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3481274

**Doc Stamp-Deed: \$133.00**

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**Warranty Deed**

Know All Men By These Presents that, **Jacob D. Schmidt, a single man**, (henceforth referred to as "Grantor") of **9320 South Padre Island Drive, Unit 1505, Corpus Christi, TX 78418**, for consideration paid, grant to **Citrus Blossoms LLC, a Florida Limited Liability Company**, (henceforth referred to as "Grantee") of **104 Tina Island Drive, Osprey, FL 34229**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 13, Block 593, EIGHTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION,  
according to the Plat thereof, as recorded in Plat Book 14, Page 6, of the Public Records of  
Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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 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; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 16th day of April, 2026

Katy Nance  
Witness #1 Signature

Katy Nance  
Witness #1 Printed Name

P.O. Address: 2921 Airline  
Rd Apt 732 Corpus Christi TX  
78414

Carol A. Lucich  
Witness #2 Signature

Carol A. Lucich  
Witness #2 Printed Name

P.O. Address: 4040 Long Rd, Apt 1201  
Portland, Texas 75374

Jacob D. Schmidt  
Jacob D. Schmidt

STATE OF TEXAS  
COUNTY OF Texas

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10th day of April, 2026, by Jacob D. Schmidt,  who is/are personally known to me or  who has/have produced valid driver's license as identification.

Carol A. Lucich  
Signature of Notary Public

Carol A. Lucich  
Print, Type/Stamp Name of Notary

