

4/20/2026 4:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483024

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Shantelle D. Porack**

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION

2575 Tamiami Trail

Port Charlotte, Florida 33952

Our File No.: **S26-0127**

Property Appraisers Parcel Identification (Folio) Number: **0986022830**

Florida Documentary Stamps in the amount of \$2,275.00 have been paid hereon.

Doc Stamp-Deed: \$2,275.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

### WARRANTY DEED

**THIS WARRANTY DEED**, made the 20<sup>th</sup> day of April, 2026 by L & D HOUSE LLC, a Florida Limited Liability Company, whose mailing address is 4071 KINCORD LANE, NORTH PORT, FL 34287 herein called the Grantor, to **DENNIS M. WRIGHT and RITA WRIGHT, husband and wife** whose mailing address is 1541 MUSIC LANE, NORTH PORT, FL 34286, hereinafter called the Grantees:

*(Wherever used herein the terms "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)*

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

**Lot 30, Block 228, 8TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 12, Pages 20 and 20A thru 20Z2, of the Public Records of Sarasota County, Florida.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2026 and thereafter.**

**Grantor covenants that the above described property is vacant, unimproved land and is not adjacent to nor contiguous to any homestead property owned by her.**

**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 Grantees 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, and hereby 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 has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Shantelle D. Porack  
Witness #1 Signature  
Printed Name: Shantelle D. Porack  
2575 Tamiami Trail, Port Charlotte, FL 33952

**L & D HOUSE LLC,**  
**a Florida Limited Liability Company**

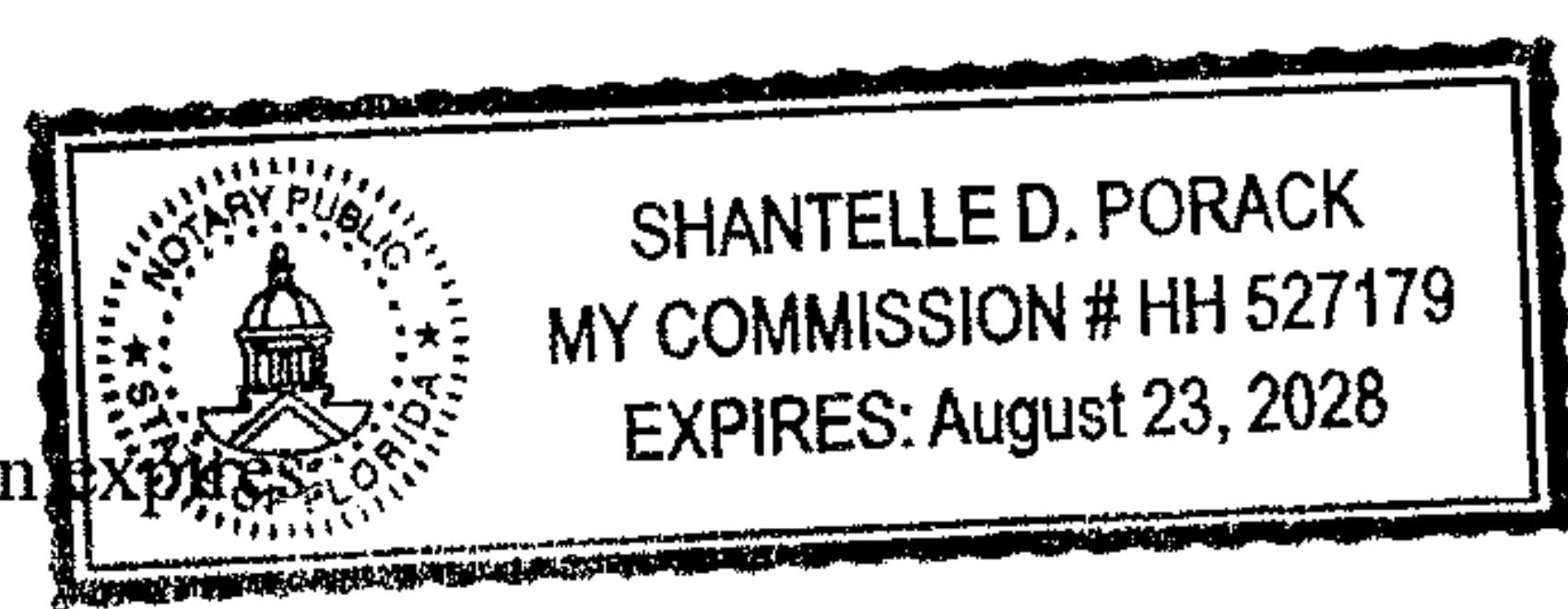
Qiu Dan Dong  
**QIU DAN DONG, Managing Member**

Witness #1 Full Address  
Shelly Waldrop  
Witness #2 Signature  
Printed Name: Shelly Waldrop  
2575 Tamiami Trail, Port Charlotte, FL 33952  
Witness #2 Full Address

State of **FLORIDA**  
County of Charlotte

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of April, 2026, by **QIU DAN DONG, Managing Member of L & D HOUSE LLC, a Florida Limited Liability Company**, who has appeared by     physical presence or by     online notarization, and who is personally known to me or has produced FL D. License as identification.

SEAL



My commission expires

Shantelle D. Porack  
Notary Public  
Shantelle D. Porack  
Printed Notary Name