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INSTRUMENT # 2026054168 2 PG(S)

Prepared by and return to:
Joel D. Lyons
Lyons Title & Trust
27911 Crown Lake Boulevard
Ste. 105
Bonita Springs, FL 34135

4/23/2026 1:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3484731

File No 26-4895-1

Doc Stamp-Deed: \$2,450.00

Parcel Identification No 1004021438

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21st day of April, 2026 between **Rick Atkins and Kateri Atkins, husband and wife**, whose post office address is 7017 Osprey Circle, Bremerton, WA 98312, of the County of Kitsap, Washington, Grantor, to **Matthew Streiff and Nichole Streiff, husband and wife**, whose post office address is 2625 Carmela Avenue, North Port, FL 34286, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 38, Block 214, SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 11, Pages 34, 34A through 34G, inclusive, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Rick Atkins

[Signature]
Kateri Atkins

3340 NW Randell Way
Silverdale WA 98383
WITNESS 1 ADDRESS

3340 NW Randall Way
Silverdale WA 98383
WITNESS 2 ADDRESS

#1 [Signature]
WITNESS
PRINT NAME: Adela Preston

#2 [Signature]
WITNESS
PRINT NAME: Brianna Long

STATE OF Washington
COUNTY OF Kitsap

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of April, 2026, by Rick Atkins and Kateri Atkins, who is/are personally known to me or who has/have produced FL Drivers License as identification.

[Signature]
Signature of Notary Public

Kaela Rhymer
Print, Type/Stamp Name of Notary

