

4/27/2026 3:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486196

PREPARED BY:/RETURN TO:
Aaron J. Backo, Attorney at Law
MELLOR & BACKO, LLP
13801-D Tamiami Trail
North Port, Florida 34287
Telephone (941) 426-1193
Recording Fee \$ 10.00
Doc. Stamp Tax \$.70
File No. 260198

Doc Stamp-Deed: \$0.70

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27th day of April 2026, between **Brandt Tefft**, a married man, Grantor, whose post office address is 1375 Shaker Lane, North Port, FL, 34286, and, **Brandt Tefft and Liya Tefft**, Husband and Wife, Grantees, whose post office address is 1375 Shaker Lane, North Port, FL, 34286.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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, ALL GRANTOR'S INTEREST IN AND TO the following described land, situate, lying, and being in **Sarasota County, Florida**, to-wit:

Lot 2, Block 323, of the 5th Addition to Port Charlotte Subdivision, according to the Plat thereof, as recorded in Plat Book 11, Pages 33, 33A through 33R, in the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0990032302

SUBJECT TO restrictions, reservations, limitations, conditions, and easements of record, and subject to taxes for the year 2026 and all subsequent years.

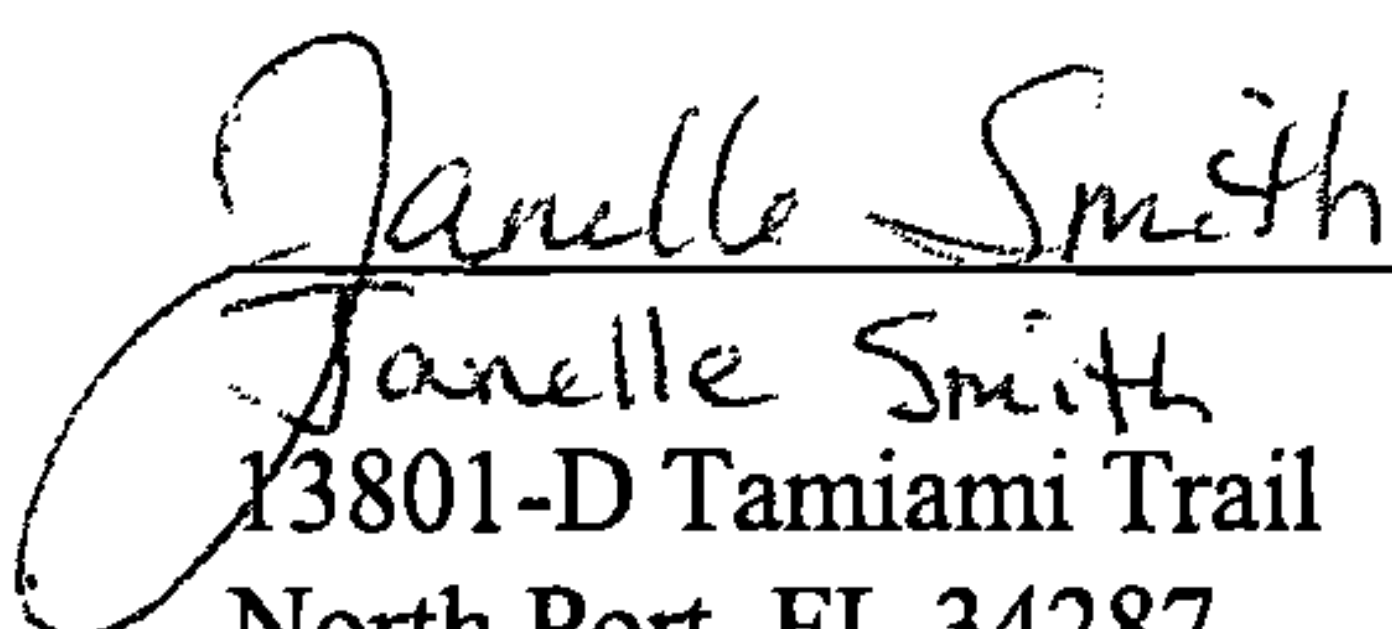
THIS INSTRUMENT has been prepared without benefit of title examination or opinion at the request of the parties hereto.

GRANTOR warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property, and Grantor resides at the mailing address stated above.

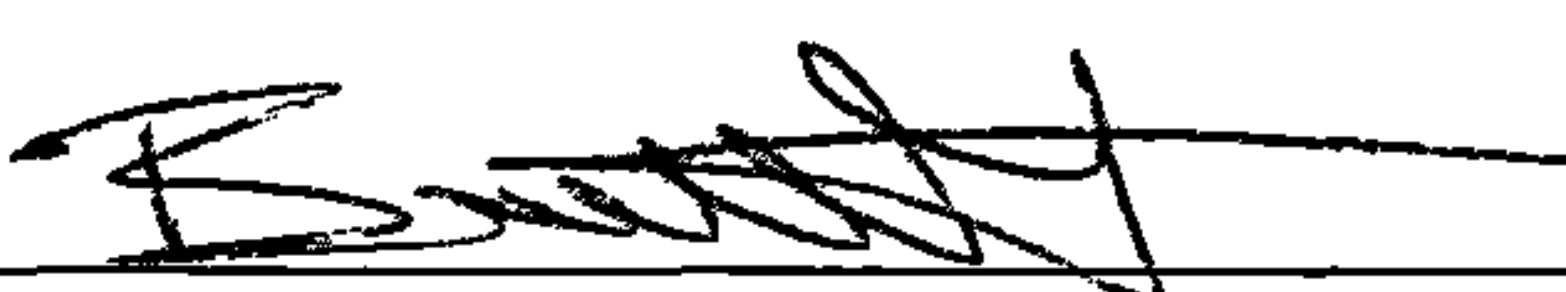
GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.

IN WITNESS WHEREOF, Grantor has signed this instrument as set forth below.

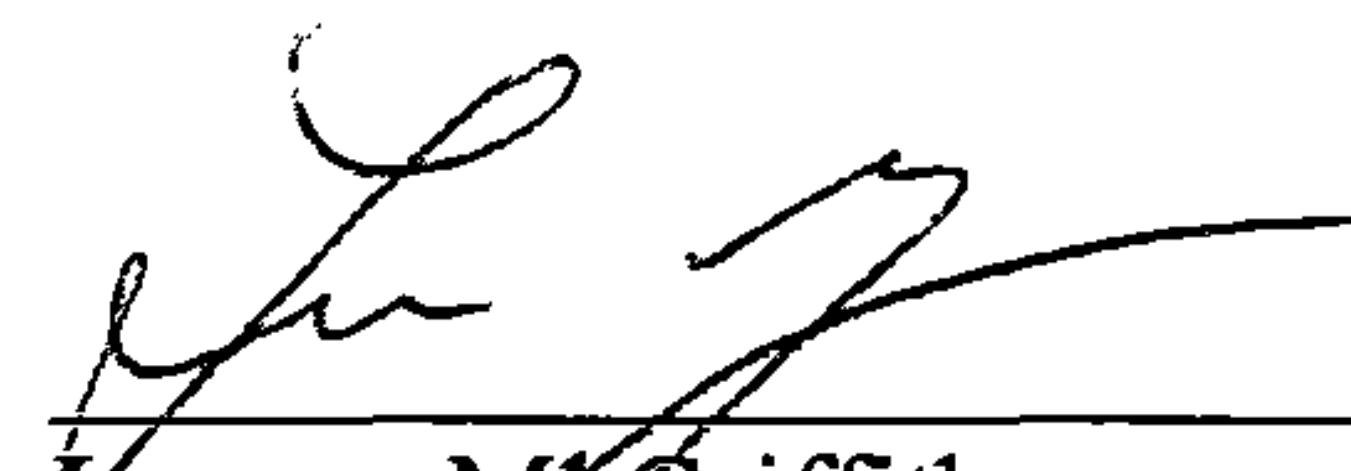
Signed, sealed, and delivered in our presence:



Janelle Smith
13801-D Tamiami Trail
North Port, FL 34287

Sign 

Brandt Tefft



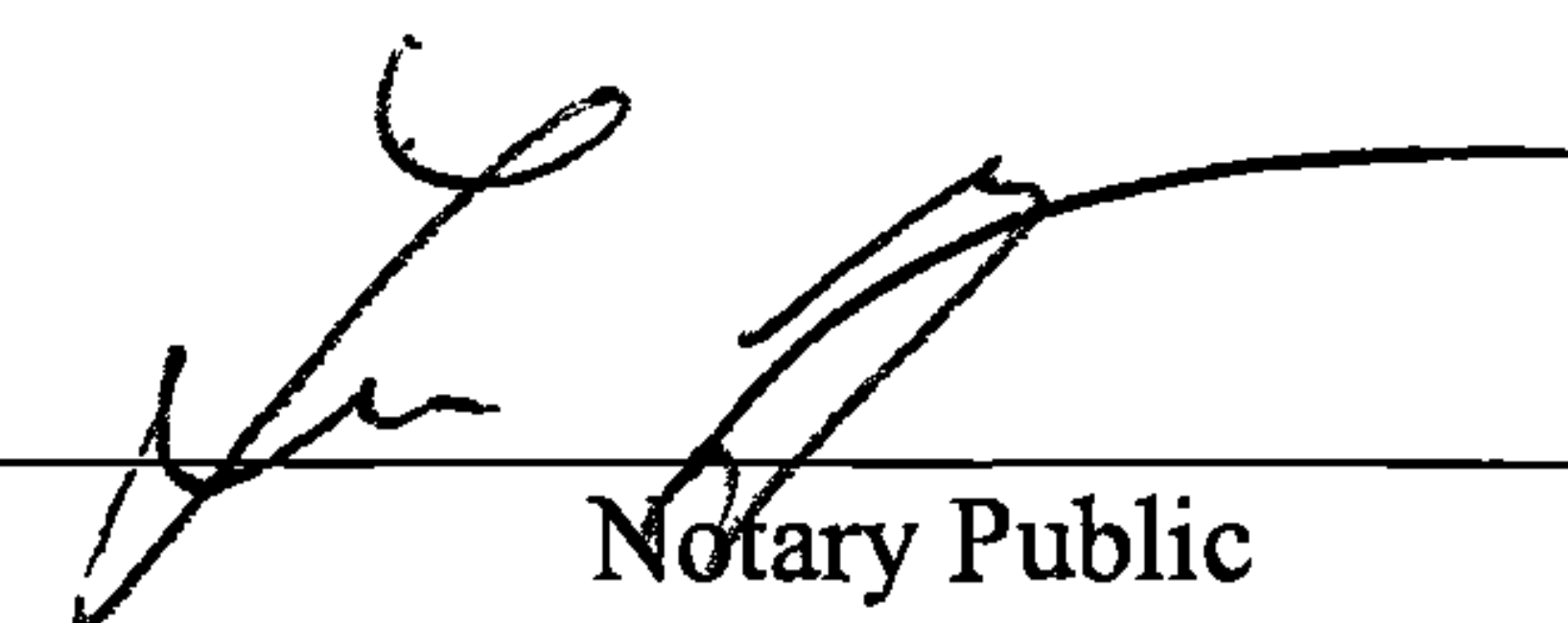
Leanna M. Griffith
13801-D Tamiami Trail
North Port, FL 34287

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, a Notary Public, by means of physical presence or online notarization, the foregoing instrument was acknowledged this 27th day of April 2026, by **Brandt Tefft**, who has produced Florida Driver License as identification.



LEANNA M. GRIFFITH
Commission # HH 387497
Expires April 17, 2027



Notary Public