

4/28/2026 1:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486559

Doc Stamp-Deed: \$1,855.00

Prepared by and return to:
Matthew J. Thompson Esq.
Kauffman Thompson, PLLC
1990 Main Street
Suite 725
Sarasota, FL 34236
(941) 479-3006
File No 5368.00001

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed is made effective as of the 28th day of April, 2026 by **NICHOLAS R. YOUNG, an unmarried man**, whose post office address is: **12258 Forest Glen Lane, Shelby Township, MI 48315**, hereinafter called the Grantor, to **STEVEN BERTRAM, an unmarried man** whose post office address is: **3087 Phineas Avenue, North Port, FL 34288**, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of **\$265,000.00** 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 situated in **Sarasota County, Florida**, to-wit:

Lot 4, Block 1751, THIRTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision according to the Plat thereof, as recorded in Plat Book 15, Page 18, 18-A through 18-M, of the Public Records of Sarasota County, Florida.

A/K/A 3087 Phineas Avenue, North Port, FL 34288

Parcel ID Number: 1138-17-5104

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any, 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 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 and assessments accruing subsequent to December 31, 2025.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal as of the Effective Date as first above written.

Signed, sealed and delivered in our presence:

Nicholas R. Young

NICHOLAS R. YOUNG

[Handwritten Signature]

WITNESS

PRINT NAME: Maria Rasmussen

Ella Darrigan

WITNESS

PRINT NAME: Ella Darrigan

1990 Main Street, Ste. 725

Sarasota, FL 34236

WITNESS 1 ADDRESS

1990 Main Street, Ste. 725

Sarasota, FL 34236

WITNESS 1 ADDRESS

(Witness as to all Signers)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of April, 2026, by NICHOLAS R. YOUNG, who is/are personally known to me or who has/have produced _____ DL _____ as identification.

[Handwritten Signature]

Signature of Notary Public

Maria Rasmussen

Print, Type/Stamp Name of Notary

