

Prepared by and return to:

Barry M. Deets, Esq.
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Port Saint Lucie, FL 34952
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File Number: 26-CTC-WEIGAND
Will Call No.:

4/28/2026 4:39 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3486914

Doc Stamp-Deed: \$297.50

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **28th day of April, 2026** between **Coast To Coast Real Estate Holdings, Inc., a Florida Corporation** whose post office address is **2619 SE Emmett Road, Port Saint Lucie, FL 34952**, grantor, and **Douglas Grant Weigand, a single man and Laurel Bernardyne Kennedy, a single woman** whose post office address is **308 Black Walnut Road, Apt. 303, Brooksville, FL 34604**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$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, situated, lying and being in **Sarasota County, Florida** to-wit:

Lots 64 and 65, Block 731, TWELFTH ADDITION OF PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 13, Page 8A through 8V, Public Records of Sarasota County, Florida.

Parcel Number: 1143073164 and 1143073165

The Subject Property is vacant land and is not the homestead of the Grantor nor contiguous thereto.

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 **12/31/2025**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

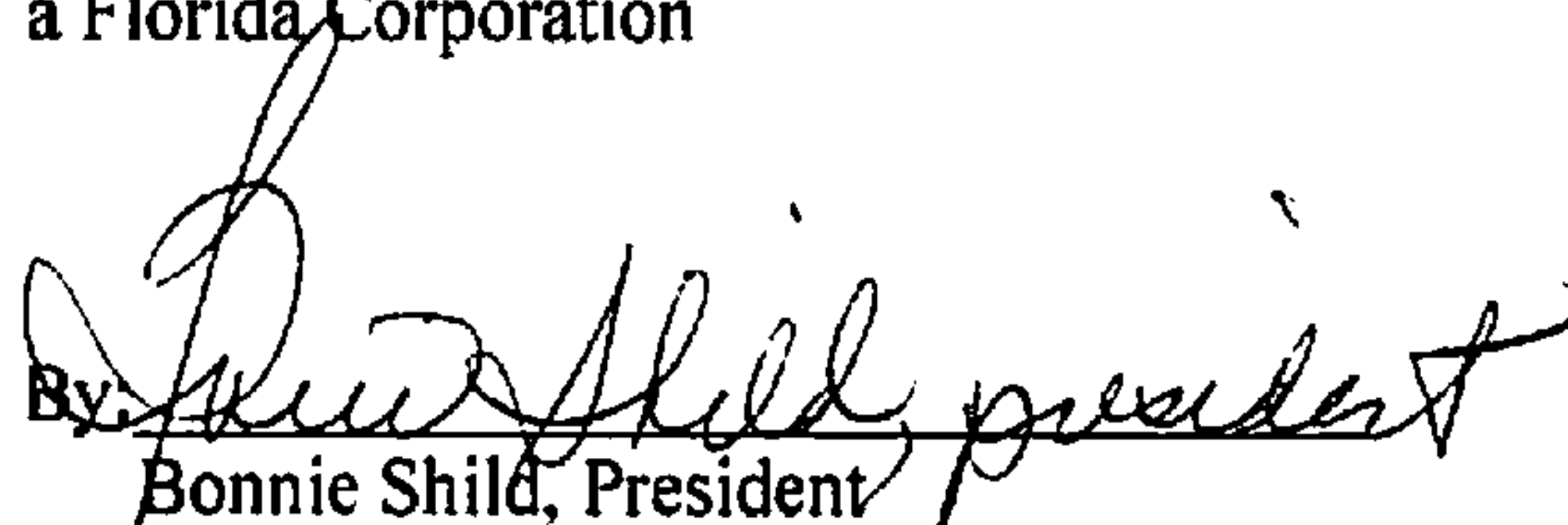
[Signature Page Follows]

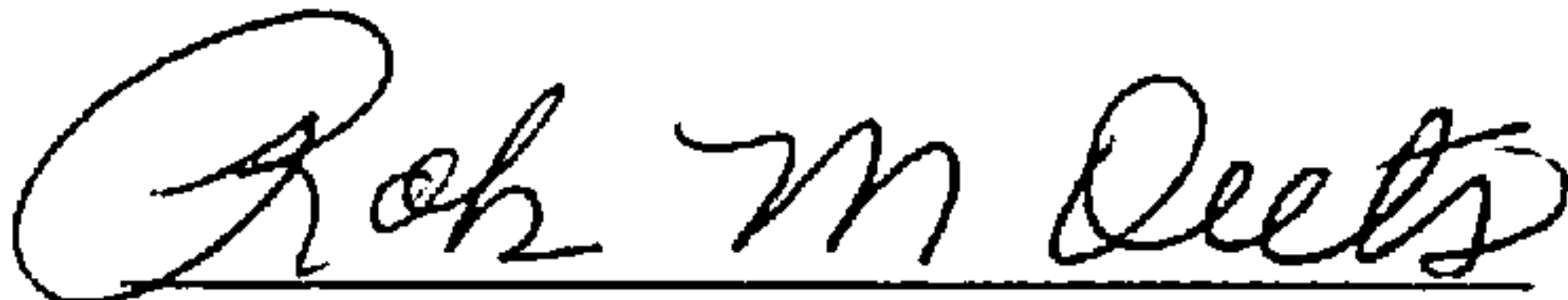
Signed, sealed and delivered in our presence:

Coast To Coast Real Estate Holdings, Inc.,
a Florida Corporation



Barry M. Deets, Witness
2100 SE Hillmoor Drive # 206
Port St. Lucie, FL 34952

By: 
Bonnie Shild, President




Robin M. Deets, Witness
2100 SE Hillmoor Drive # 206
Port St. Lucie, FL 34952

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of April, 2026 by Bonnie Shild, President of Coast To Coast Real Estate Holdings, Inc. who is personally known or has produced a driver's license as identification.

[Seal]


Notary Public
Print Name: Barry M. Deets
My Commission Expires: 05/26/2027

