

4/29/2026 2:43 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3487343



Doc Stamp-Deed: \$110.60

Prepared by and Return to:
Ranee Polis, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

File No.: 265808-95

WARRANTY DEED

This indenture made on ²⁹April 30, 2026 by **Royal Master Properties Inc, A Florida Profit Corporation**, whose address is: 15820 Sunward St, Wellington, FL 33414 hereinafter called the "grantor", to **North Port Landowners Association LLC, a Florida limited liability company**, whose address is: 5292 Royal Poinciana Way, North Port, FL 34291, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 situate in **Sarasota County, Florida**, to-wit:

Lot 20, Block 828, NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, Page 7, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0963082820

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

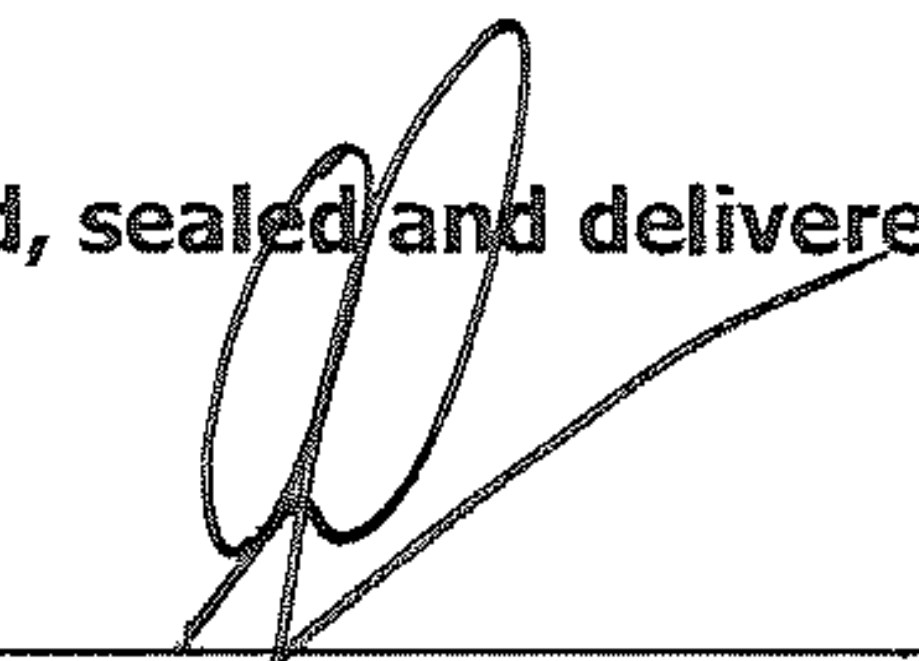
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

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

Royal Master Properties Inc, A Florida Profit Corporation


By Daniel Woodward, President

Signed, sealed and delivered in our presence:



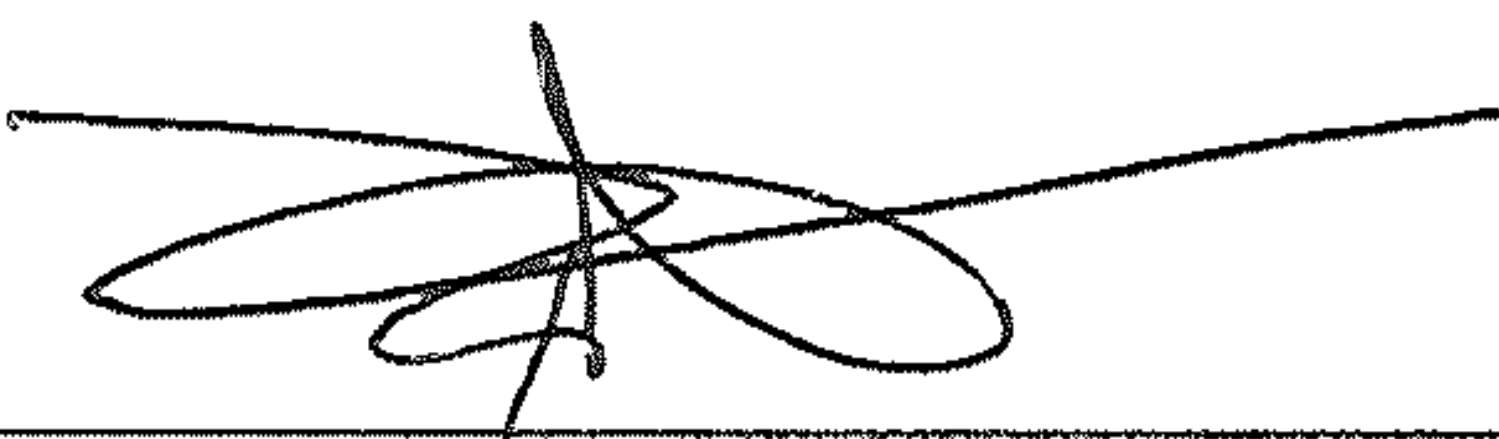
1st Witness Signature

Print Name: Nestor Pareda

Address: 14 N Federal Hwy
Lake Worth FL 33460

State of Florida

County of Palm Beach




2nd Witness Signature

Print Name: Robert Calero Jr.

Address: 14 N Federal Hwy
Lake Worth FL 33460

The Foregoing Instrument Was Acknowledged before me by means of physical presence or () online notarization on 4/27/2026, by **Daniel Woodward, President of Royal Master Properties Inc, A Florida Profit Corporation**, who () is/are personally known to me or who produced a valid FL DL as identification.



Notary Public Signature
Printed Name:
My Commission Expires:

(NOTARY SEAL)

