

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026057253 2 PG(S)

4/29/2026 2:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487350



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

Doc Stamp-Deed: \$154.00

File No.: 265336-95

WARRANTY DEED

This indenture made on ²⁹April ~~30~~, 2026 by **The Realty Connexion Discount Real Estate Corporation, a Florida Profit Corporation**, whose address is: 7572 Regency Lake Dr Ste 802, Boca Raton, FL 33433 hereinafter called the "grantor", to **Landsun Properties 2, 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 23, Block 546, EIGHTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, Page(s) 6, 6A through 6V, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0967054623

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.

The Realty Connexion Discount Real Estate Corporation, a Florida Profit Corporation

Martin Irving Price
By **Martin Irving Price, CEO & Senior VP**

Signed, sealed and delivered in our presence:

Yossi Vanon
1st Witness Signature
Print Name: YOSSI VANON
Address: 1247 AMERSHAM WAY
BOCA RATON, FL 33433
State of FLORIDA
County of PALM BEACH

Beverly Spriggs
2nd Witness Signature
Print Name: BEVERLY SPRIGGS
Address: 114 WILSON WAY
BOCA RATON, FL 33442

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 4/26/2027, by **Martin Irving Price, CEO & Senior VP of The Realty Connexion Discount Real Estate Corporation, a Florida Profit Corporation**, who () is/are personally known to me or who () produced a valid _____ as identification.

Beverly Spriggs
Notary Public Signature
Printed Name:
My Commission Expires:

