

4/30/2026 2:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487986



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: \$26.60

File No.: 265142-95

## **WARRANTY DEED**

This indenture made on **April 29, 2026** by **Ingrid Herma Martha James, Individually and as Trustee, an unremarried widow of The Idjames Living Trust dated December 5, 2023**, whose address is: 6658 Oakbrooke Cir, Bradenton, FL 34202 hereinafter called the "grantor", to **Tropical Parcels, LLC A Florida Limited Liability Company**, whose address is: 3944 38th Way South, St. Petersburg, FL 33711, 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 8, Block 2024, FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 19, Page(s) 33, 33A through 33W, inclusive, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: 1149202408

**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 Idjames Living Trust dated December 5, 2023

Ingrid James  
By Ingrid Herma Martha James, Trustee and Individually <sup>SD</sup>

Signed, sealed and delivered in our presence:

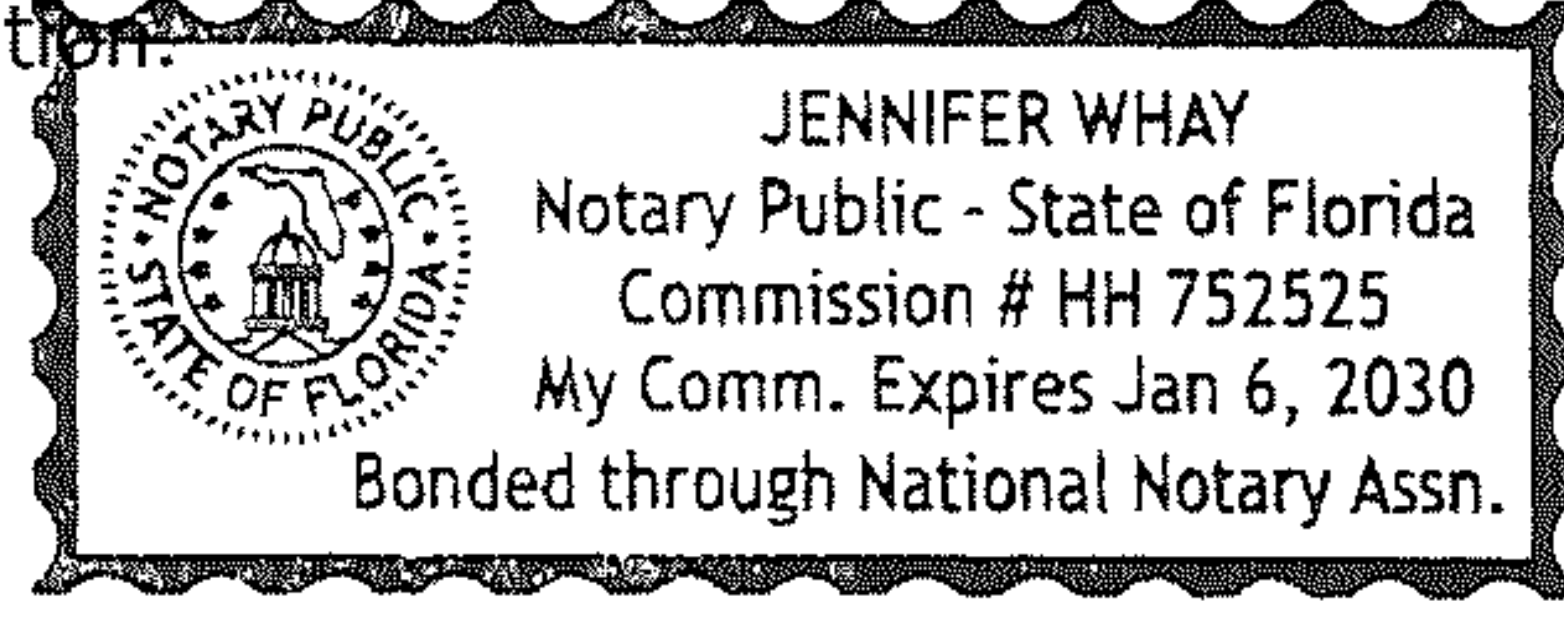
Jennifer Whay  
1st Witness Signature  
Print Name: Jennifer Whay  
Address: 2300 Bee Ridge Rd. STE 305  
Sarasota, FL 34239

Fida Oursi  
2nd Witness Signature  
Print Name: Fida Oursi  
Address: 2300 Bee Ridge Rd. STE 305  
Sarasota, FL 34239

State of FL  
County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of  physical presence or ( ) online notarization on 4.28.26, by Ingrid Herma Martha James, Trustee of The Idjames Living Trust dated December 5, 2023, who ( ) is/are personally known to me or who  produced a valid DL as identification. <sup>+ and Individually <sup>SD</sup></sup>

Jennifer Whay  
Notary Public Signature  
Printed Name:  
My Commission Expires:



(NOTARY SEAL)