

Prepared by:
John W. Monroe, Jr.
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30 South Spring Street
Pensacola, Florida 32502
File Number: A0458-168477
Parcel ID Number: 0969064506

4/30/2026 2:55 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3488041

Doc Stamp-Deed: \$98.00

Warranty Deed

This WARRANTY DEED, dated April 30, 2026 A.D. By:
Teodoro Luna Valdez and Zaday Luna
whose address is: 805 N. Main Street, Randleman, North Carolina 27317,
hereinafter called the GRANTOR, to:
Adams Homes of Northwest Florida, Inc., a Florida corporation
whose post office address is: 100 West Garden Street, Second Floor, Pensacola, Florida 32502,
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 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, viz:

Lot 6, Block 645, Fourteenth Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 13, Page 13, Public Records of Sarasota County, Florida.

Grantor warrants and represents the foregoing property does not constitute the homestead of the Grantor(s) for any purposes under Florida Law or the Florida Constitution and the property is not adjacent to or contiguous to the Grantor's homestead.

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; 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 except as above noted, 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.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:

Sign *Jose L. Hernandez Zelada*

Witness Printed Name Jose L. Hernandez Zelada
Address: 403 Lawndale Ave High Point, NC 27260

Teodoro Luna Valdez
Teodoro Luna Valdez

Sign *Gema Torres*

Witness Printed Name Gema Torres Arias
Address: 403 Lawndale Ave High Point, NC 27260

Zaday Luna
Zaday Luna

State of North Carolina
County of Guilford

The foregoing instrument was sworn to, subscribed and acknowledged before me this 25 day of April, 2026, by means of (✓) physical presence or () online notarization, by Teodoro Luna Valdez and Zaday Luna, who are personally known to me or who has produced Drivers Licence North Carolina identification.

Mirian Plata Ortega
Notary Public
Print Name: Mirian Plata Ortega
My Commission Expires: August 18, 2029

