

5/1/2026 1:25 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

This Instrument Prepared by and Return to:

**Kim Moulton**

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260567

Parcel ID: 1146094622

Florida Documentary Stamps in the amount of \$171.50 have been paid hereon.

CSC

Receipt # 3488485

Doc Stamp-Deed: \$171.50

SPACE ABOVE THIS LINE FOR RECORDING DATA

# WARRANTY DEED

**THIS WARRANTY DEED**, made the 1st day of May, 2026 by

**Michael Rini,**

whose post office address is 4740 Country Meadows Boulevard, Sarasota, FL 34235,

herein called the Grantor, to

**Michael Landwehr and Joann Landwehr, Husband and Wife,**

whose post office address is PO Box 758, Sauk Rapids, MN 56379,

hereinafter called the Grantee:

*(Wherever 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)*

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TWENTY FOUR THOUSAND FIVE HUNDRED AND 00/100 (**\$24,500.00**) 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, State of Florida, viz.:

**Lot 22, Block 946, 22nd ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the plat thereof, as recorded in Plat Book 14, Pages 10, 10A through 10J, of the Public Records of Sarasota County, Florida.**

**The Grantor herein certifies that the property is vacant land and unimproved. Grantor herein covenants that this property is not the homestead of the Grantor nor contiguous to their homestead.**

**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, and hereby 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 January 1, 2026.

**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:

Witness #1:

Roanirt Alvarez  
Signature

Roanirt Alvarez  
Printed Name

1106 NW 7th Ter Fort Lauderdale, Fl 33311  
Full Address

Michael Rini  
Michael Rini

Witness #2:

Alison Navarro  
Signature

Alison Navarro  
Printed Name

PH Bella Vista Garden, Bella Vista, District of Panama, Republic of Panama, 07096  
Full Address

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of April, 2026, by Michael Rini,  who is personally known to me or  who has produced Florida Driver License \_\_\_\_\_ as identification.

Roanirt Alvarez  
Signature of Notary Public

Roanirt Alvarez  
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

