

5/4/2026 1:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489137

Consideration: \$10.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Cameron Allen, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202

Doc Stamp-Deed: \$0.70

Property Appraiser's Parcel ID No.: 1119-24-1416

Prepared without the benefit of title examination.

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of May, 2026, by and between **SAPPHIRE RESIDENCES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **1150 122 Street Ocean, Marathon, FL 33050** (hereinafter "GRANTOR"), and **ROBERT DUVALL, AN UNMARRIED MAN**, whose address is **1647 Guttenburg Rd, North Port, FL 34288** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 16, BLOCK 2414, OF 49TH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 1, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

The subject conveyance involves the transfer of unencumbered real property for nominal consideration, and therefore minimum documentary stamp taxes are due thereon.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) *Janet Hayes*
Printed Name Janet Hayes
P.O. Address 1365 Martin Drive
Marathon, FL 33050

Sapphire Residences, LLC, a Florida limited liability company

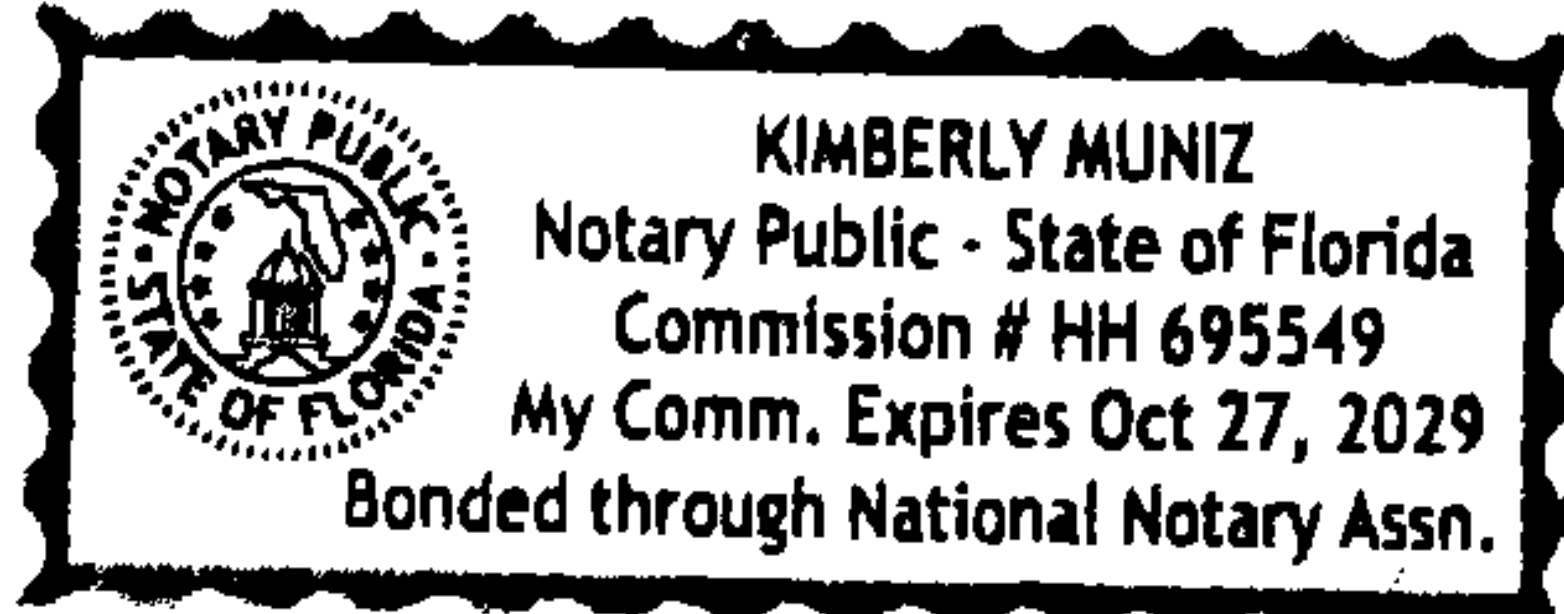
By: *[Signature]*
Stephany Duvall
Its: **Manager**

(2) *[Signature]*
Printed Name Kimberly Muniz
P.O. Address 100 Holiday Blvd
Key Largo, FL 33037

STATE OF FLORIDA
COUNTY OF Monroe

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 30th day of April, 2026 by Stephany Duvall, as Manager of Sapphire Residences, LLC, a Florida limited liability company, who () is/are personally known to me or who (X) has/have produced FL DL as identification.

[Signature]
Signature of Notary Public
Kimberly Muniz
Print, Type/Stamp Name of Notary



(AFFIX SEAL)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) [Signature]
Printed Name Karen Povomarenko
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL. 34285

Sapphire Residences, LLC, a Florida limited liability company
By: [Signature]
Robert Duvall
Its: Authorized Member

(2) [Signature]
Printed Name Debra Carbo
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL. 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 1st day of May, 2026 by Robert Duvall, as Authorized Member of Sapphire Residences, LLC, a Florida limited liability company, who () is/are personally known to me or who (X) has/have produced Driver License as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

