

5/4/2026 1:13 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: 20260565

Parcel ID: **1146094623**

Florida Documentary Stamps in the amount of \$164.50 have been paid hereon.

CSC

Receipt # 3489164

Doc Stamp-Deed: \$164.50

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

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

Joan Trua and Danielle Marsh,

whose post office address is 324 Rivergate Manor, Rogersville, TN 37857,

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 THREE THOUSAND FIVE HUNDRED AND 00/100 (\$23,500.00) 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 23, Block 946, 22nd ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page 10, 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:

Karen Wooster
Signature

Karen Wooster
Printed Name

Joan Trua
Joan Trua

332 Rivergate Mnr. Rogersville, Tn
Full Address 37857

Witness #2:

Joyce Manis
Signature

Joyce Manis
Printed Name

224 Wedgewood Dr. Rogersville Tn 37857
Full Address

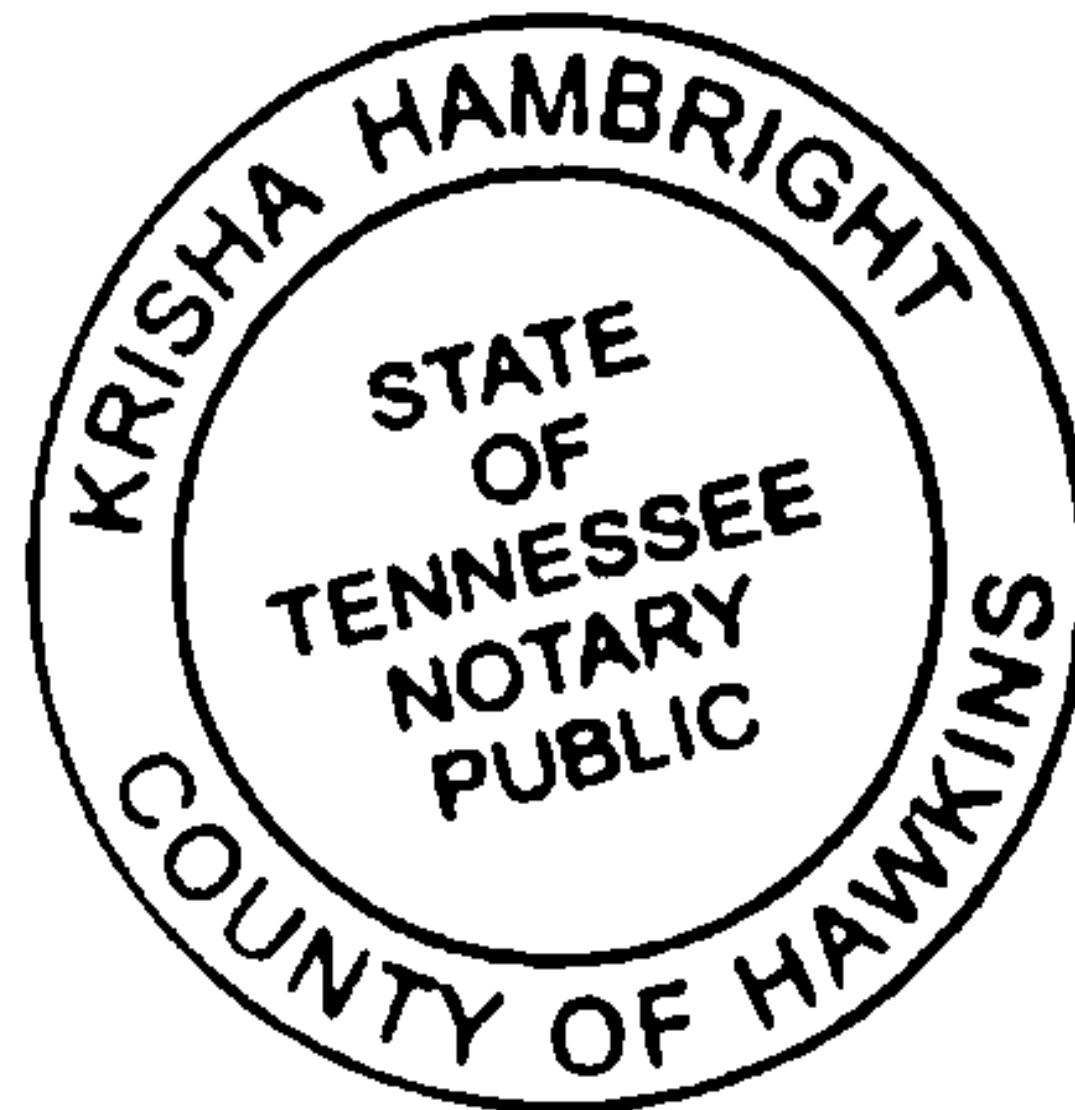
STATE OF Tennessee
COUNTY OF Hawkins

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of April, 2026, by Joan Trua, who is/are personally known to me or who has/have produced

TN Drivers License as identification.

Krish Hambright
Signature of Notary Public

Krish Hambright
Print, Type/Stamp Name of Notary



Signed, sealed, and delivered in the presence of:

Witness #1:

[Signature]

Signature

Teri McInnis

Printed Name

5 Laurelcrest Lane Travelers Rest, SC 29990

Full Address

[Signature]

Danielle Marsh

Witness #2:

[Signature]

Signature

Henry C. Gilbert

Printed Name

PO BOX 1241 Travelers Rest, SC 29990

Full Address

STATE OF South Carolina
COUNTY OF Evansville

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of April, 2026, by Danielle Marsh, who is/are personally known to me or who has/have produced SC Driver's License as identification.

[Signature]

Signature of Notary Public

Henry C. Gilbert

Print, Type/Stamp Name of Notary

