

5/5/2026 12:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489888

Prepared by and return to:
BRETT H. SIFRIT, ESQUIRE
FARR LAW FIRM P.A.
99 Nesbit Street
Punta Gorda, FL 33950

Doc Stamp-Deed: \$1,939.00

Parcel Identification No. 0988012305

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Warranty Deed

This Warranty Deed made this 4th day of **May, 2026**, between SKYE SWF PROPERTIES, LLC, a Florida limited liability company, whose post office address is 14241 Northeast Woodinville Duvall Road, 103, Woodinville, WA 98072, grantor, and BAYLEE MARIE LEBLANC and JOSHUA KEITH LEBLANC, wife and husband, as an estate by the entireties with the right of survivorship, whose post office address is 3602 Waffle Terrace, North Port, FL 34286, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 5, Block 123, Eighth Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 12, Page 20, Public Records of Sarasota County, Florida.

Subject to conditions, restrictions, easements and limitations of record, if any, but this provision shall not operate to reimpose same, and further subject to taxes for 2026.

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; 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 31, 2025.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

(signature page to follow)

**Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

Shirin
1st Witness Signature
Print Name: Shirin Akther
Address: 16307 21st Dr SE
Mill Creek, WA - 98012

SKYE SWF PROPERTIES, LLC, a Florida
limited liability company

By: [Signature]
CHAD HEWITT, Manager

Chris Cunningham
2nd Witness Signature
Print Name: Chris Cunningham
Address: 6219 115th Pl SE
Everett, WA 98208

STATE OF Washington
COUNTY OF Snohomish

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 27th day of April, 2026, by CHAD HEWITT, Manager of SKYE SWF PROPERTIES, LLC, a FL limited liability company, on behalf of the company, () who is/are personally known to me or () who has/have produced _____ as identification.

Shirin
Signature of Notary Public

(Notary Seal) :

Shirin Akther
Print, Type/Stamp Name of Notary
My Commission Expires: 12-10-2028

