

**RECORDED IN OFFICIAL RECORDS
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5/6/2026 3:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490778

Prepared by and Return to:
Karen Peterson
Suncoast One Title & Closings, Inc
5620 Tara Boulevard, Suite 101
Bradenton, FL 34203

Doc Stamp-Deed: \$4,410.00

File No.: MAN-2026-1013
Parcel ID Number: 1137163225

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 5th day of May, 2026 between Larry R. Dohring and Tammy Dohring, husband and wife, whose post office address is 2416 Hagerick Lane, North Port, FL 34288, Grantors, to Nicholas Flues and Heather Flues, husband and wife, whose post office address is 2416 Hagerick Lane, North Port, FL 34288, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of Six Hundred Thirty Thousand DOLLARS (U.S.\$630,000.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Lots 25 and 26, Block 1632, Thirty-Third Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 15, Pages 17, 17A through 17N, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

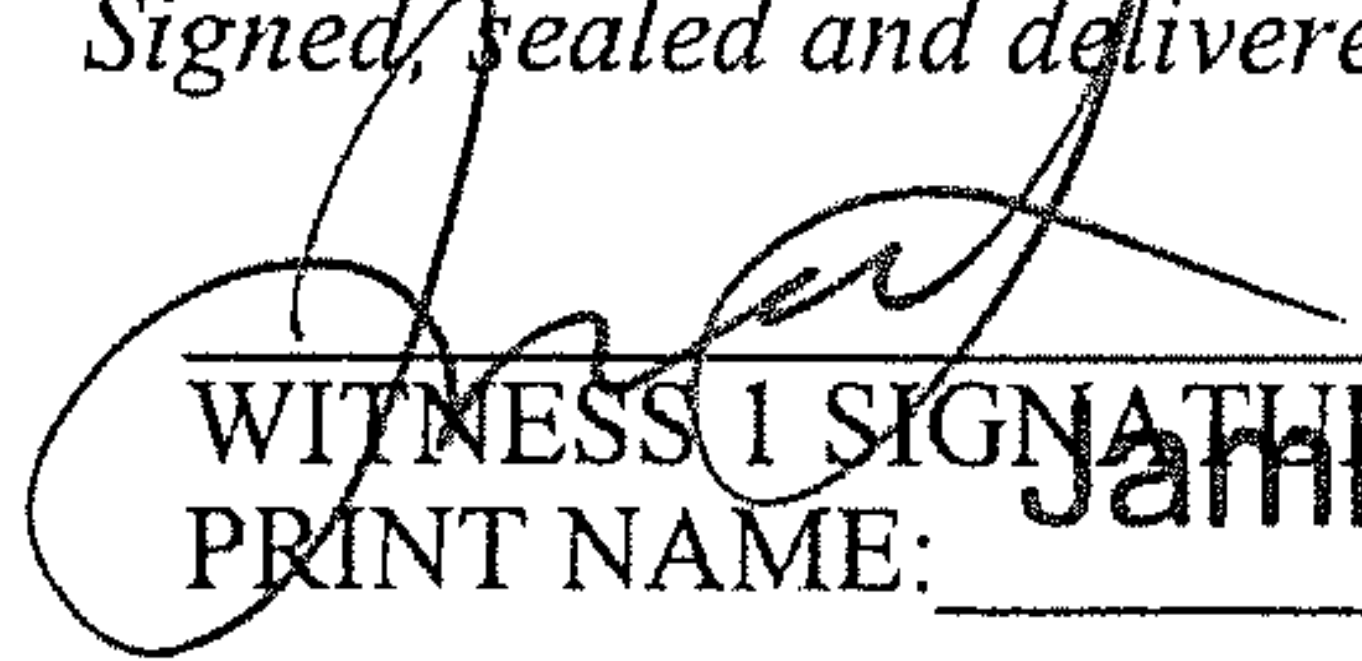
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.


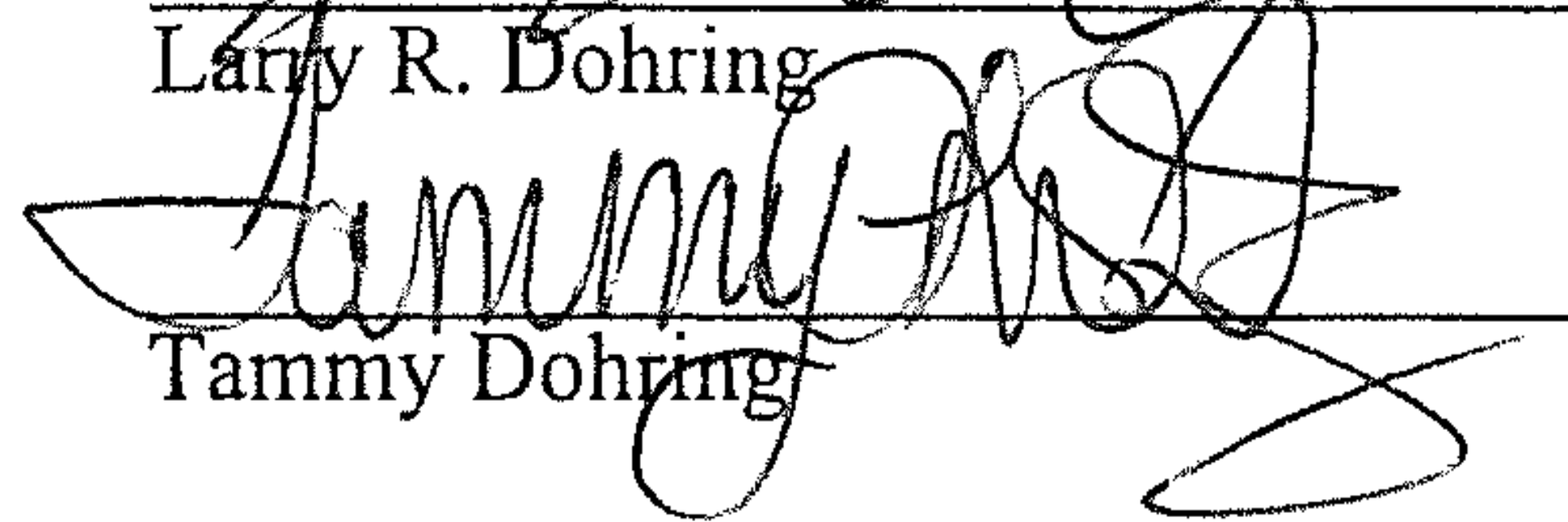
And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.


In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS 1 SIGNATURE
PRINT NAME: Jamie Murphy

WITNESS 1 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

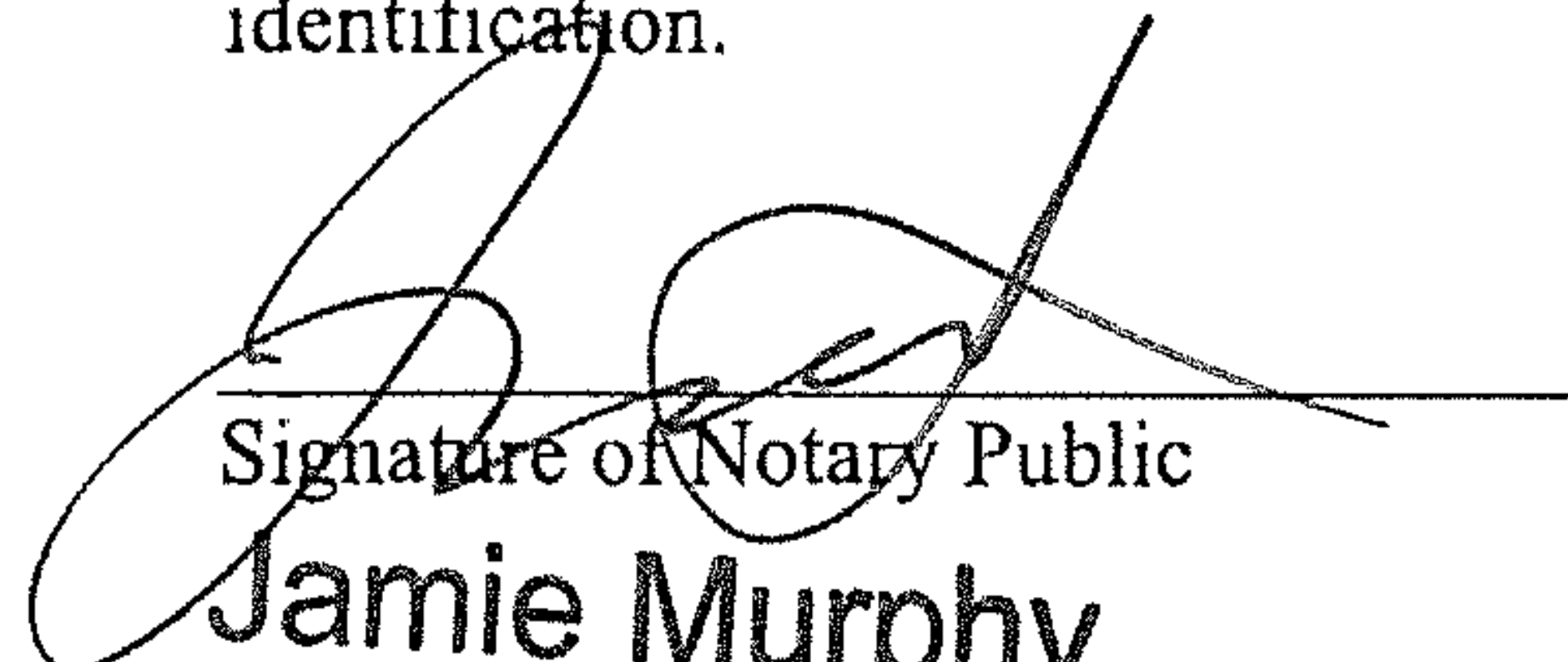

Larry R. Dohring

Tammy Dohring

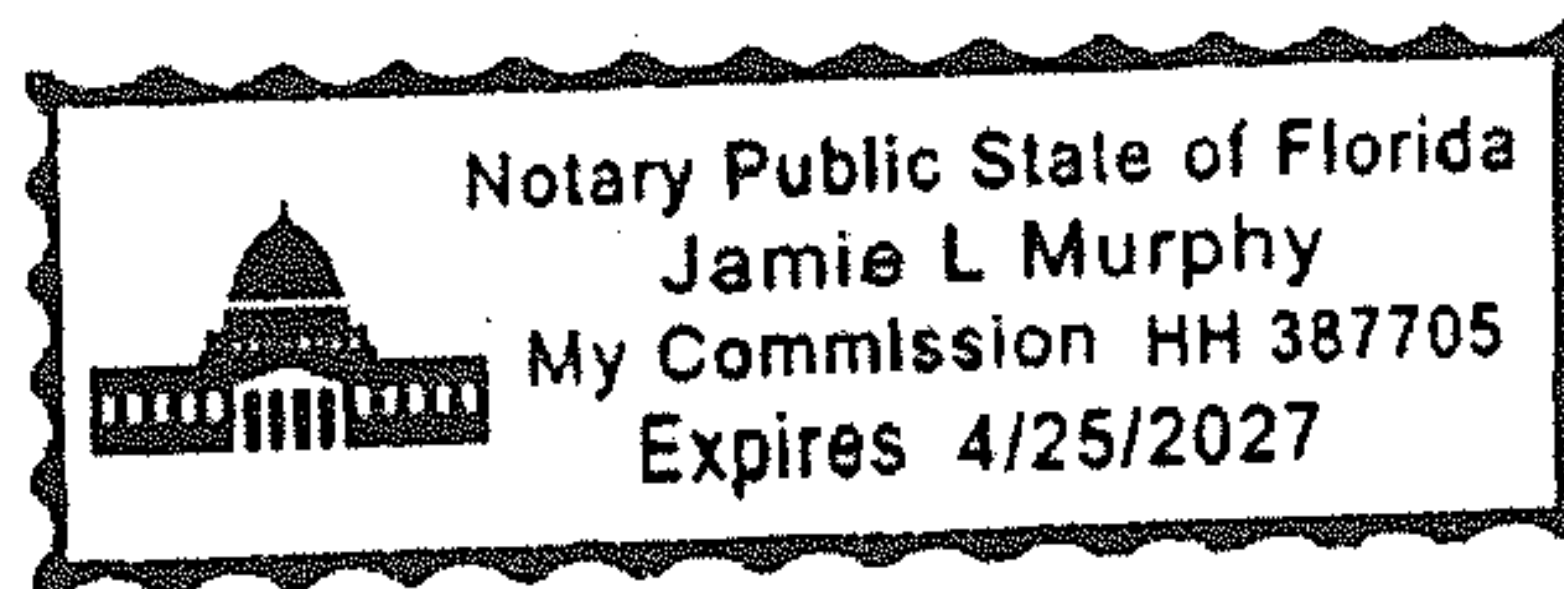

WITNESS 2 SIGNATURE
PRINT NAME: Heather T Jacobs

WITNESS 2 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of May, 2026, by Larry R Dohring and Tammy Dohring, who is/are personally known to me or who has/have produced Drivers License as identification.


Signature of Notary Public
Jamie Murphy
Print, Type/Stamp Name of Notary



(NOTARY SEAL)