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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490854



Doc Stamp-Deed: \$2,205.00

Prepared by and Return to:
Ranee Polis, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

File No.: 264668-95

WARRANTY DEED

This indenture made on **May 05, 2026** by **Jeremy J. Larson, a single man and Stephanie N. Lanigan, a single woman**, whose address is: 8646 Lisa Boulevard, North Port, FL 34288 hereinafter called the "grantor", to **Sean F. Moulton and Janisie Rodriguez, husband and wife** whose address is: 8646 Lisa Boulevard, North Port, FL 34288, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

Lot 18, Block 2373, FORTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 20, Page(s) 5, 5A through 5R, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **1152237318**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

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

[Signature]
Jeremy J. Larson

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

[Signature]
2nd Witness Signature

Print Name: SKANEER

Print Name: Vicki Marie Avant

Address: 992 Tamiami Trail #19
Port Charlotte FL 33953

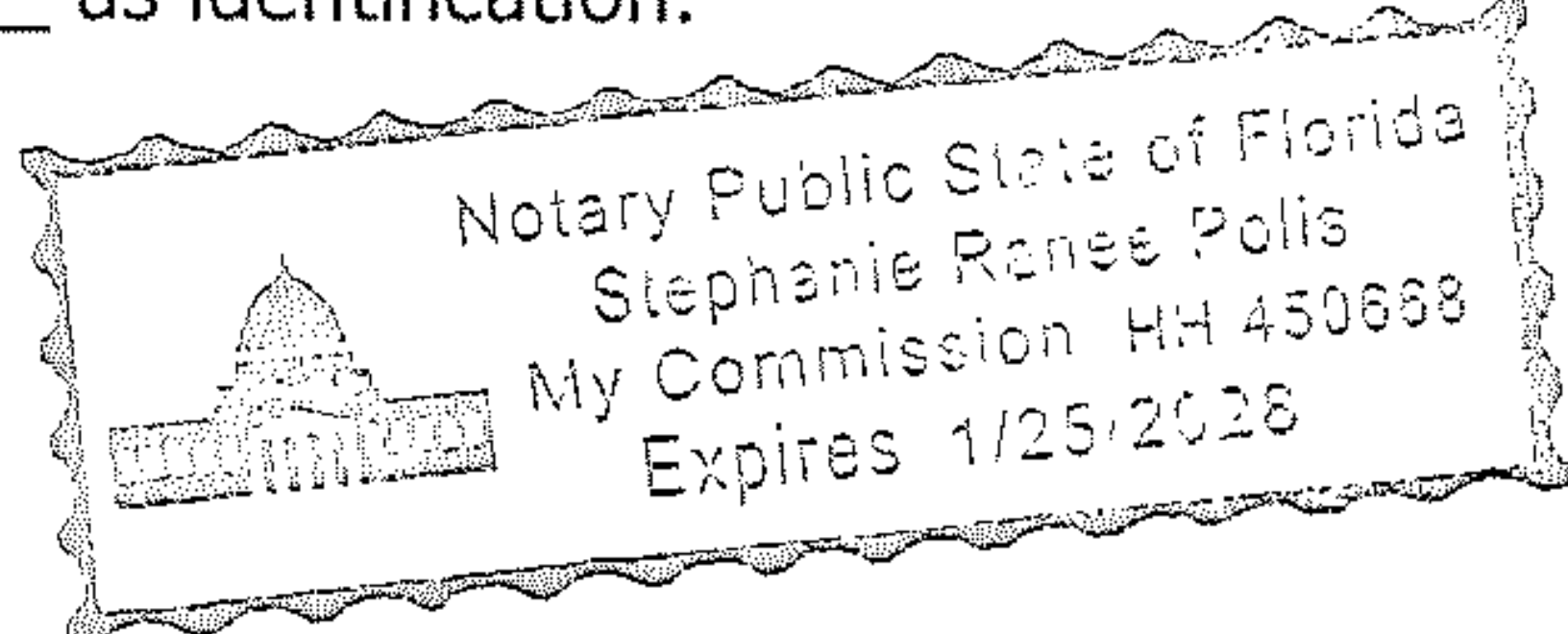
Address: 992 Tamiami Trail #19
Port Charlotte FL 33953

State of FL

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 4-30-2020, by **Jeremy J. Larson**, who () is/are personally known to me or who () produced a valid DR as identification.

[Signature]
Notary Public Signature
Printed Name:
My Commission Expires:



(NOTARY SEAL)

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

[Signature]
Stephanie N. Lanigan

Signed, sealed and delivered in our presence:

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

Stephanie Lanigan
Stephanie N. Lanigan

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

Stephanie Dexter
2nd Witness Signature

Print Name: SRaneef

Print Name: Stephanie Dexter

Address: 992 Tamiami Trail #4

Address: 992 Tamiami Trail Unit G

Port Charlotte, FL 33953

Port Charlotte, FL 33953

State of FL

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 5-1-2026, by **Stephanie N. Lanigan**, who () is/are personally known to me or who () produced a valid DELTA as identification.

[Signature]
Notary Public Signature
Printed Name:
My Commission Expires:

(NOTARY SEAL)

