RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026061440 2 PG(S)

5/7/2026 9:04 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3490939

Doc Stamp-Deed: $2,601.20

Prepared By:
PGP Title of Florida, Inc., dba PGP Title
Attn: Josselyn Miranda
24311 Walden Center Drive, Suite 203
Bonita Springs, FL 34134

Return To:
PGP Branch Support Center

9111 Cypress Waters Blvd., Suite 200, Mail Code: BSC
Coppell, TX 75019

File No.: FL-372196
Property Appraiser's Parcel I.D. (folio) No.:
1113100026

WARRANTY DEED

THIS WARRANTY DEED to be effective May 5, 2026, by Centex Homes, a Nevada general partnership , having a mailing address of 24311 Walden Center Drive, Suite 300, Bonita Springs, FL 34134 (the "Grantor"), to Garrett Kelley and Stephanie Kelley, husband and wife, having a mailing address of 2940 Winding Creek Trail, North Port, FL 34289 (the "Grantee").

(Which terms "Grantor" and "Grantee" shall include singular and 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 AND NO/100 Dollars ($10.00) and other valuable consideration, receipt and sufficiency which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed, and confirmed unto the Grantee, the following described land situated in County of Sarasota, State of Florida, to-wit:

> Lot 26, STRAND AT CEDAR GROVE, according to the plat thereof, as recorded in Plat Book 57, Page(s) 155 through 173, Public Records of Sarasota County, Florida.

Subject to restrictive covenants, conditions, easements, and reservations as of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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: 2025

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 4/7, 2026.

(CORPORATE SEAL)

CORPORATE SEAL

BY: _____
Centex Homes, a Nevada general partnership

Angela Glanc
Printed Name

Closing/Homebuyer Coordinator
Title

Signed, and sealed and delivered in presence of:

_____
Witness Signature

Kathy Oxford
Printed Name and Address of First Witness
24311 Walden Center Drive Suite # 203
Bonita Springs, FL 34134

_____
Witness Signature

Sandra Tapia
Printed Name and Address of Second Witness
24311 Walden Center Drive Suite # 203
Bonita Springs, FL 34134

STATE OF Florida)
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 4/7, 2026 by

Angela Glanc,
Closing/Homebuyer Coordinator of Centex Real Estate Company, LLC, a Nevada limited liability company, as sole Managing Partner of Centex Homes, a Nevada general partnership, on behalf of the limited liability company. He/she is personally known to me or produced _____ as identification.

_____ Kathy Oxford
Notary Public

_____
Printed Name
My Commission Expires:
(SEAL)

KATHY OXFORD
Notary Public-State of Florida
Commission # HH 732642
My Commission Expires
December 19, 2029