

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026061571 1 PG(S)

5/7/2026 11:03 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491041

Prepared by/ Return to:  
Sarah Duff  
Magnolia Title Company  
5310 4th Avenue Circle East, Bradenton, FL 34208  
60201016

Doc Stamp-Deed: \$3,325.00

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 0947010441

WARRANTY DEED

This Warranty Deed Made the 5 day of May, 2026, by John William Lorenz, Jr., a single man, hereinafter called the grantor, whose post office address is: 1836 Via Cuarto, Oceanside, CA 92056 to Trans and Companies, LLC, a Florida Limited Liability Company, whose post office address is: Myrtle Sand Drive, Florida, Wimauma, FL 33598, hereinafter called the grantee.

WITNESSETH: That said grantor, for and in consideration of the sum of \$475,000.00 (FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100) 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, viz:

LOT 41, BLOCK 4, NORTH PORT CHARLOTTE ESTATES, ACCORDING TO TILE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 21, OF TILE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness 1 Signature: [Signature] John William Lorenz, Jr.  
Printed Name: Elizabeth A. Light  
Post Office Address: 415 W Park Place Apt 3  
Carry, PA 16407

Witness 2 Signature: [Signature]  
Printed Name: Emily E. Sanchez  
Post Office Address: 3332 Harding St Apt C  
Carlsbad, CA 92008

STATE OF California  
COUNTY OF San Diego

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 5th day of May, 2026 by John William Lorenz, Jr., a single man, who has/have produced driver's license as identification.

[Signature] My Commission Expires: 01/04/2030  
Notary Public Signature (SEAL)

Printed Name:  
 Online Notary (Check Box if acknowledgment done by Online Notarization)

