

5/14/2026 1:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3494310

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260600

Parcel ID: **0982042313**

Florida Documentary Stamps in the amount of **\$2,016.00** have been paid hereon.

Doc Stamp-Deed: **\$2,016.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 14th day of May, 2026 by

Sharon Greenwell aka Sharon R. Greenwell, a Single Woman, Individually and as Trustee of the Sharon Greenwell Revocable Trust dated June 9, 2025,

whose post office address is 3200 Emerald Lane, North Port, FL 34286,

herein called the Grantor, to

Adam G. Franklin,

whose post office address is 3200 Emerald Lane, North Port, FL 34286,

hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TWO HUNDRED EIGHTY EIGHT THOUSAND AND 00/100 (**\$288,000.00**) 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, State of Florida, viz.:

Lot 13, Block 423, NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 12, Pages 21 and 21A through 21S, of the 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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Kim Moulton
Signature

Kimberly A. Moulton
Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948
Full Address

Sharon Greenwell Revocable Trust dated June 9, 2025

By: Sharon R. Greenwell
Sharon Greenwell aka Sharon R. Greenwell,
Individually and as Trustee

Witness #2:

Jenny Clifford
Signature

Jenny Clifford
Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948
Full Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of April, 2026, by Sharon Greenwell aka Sharon R. Greenwell, who is personally known to me or who has produced Driver's License as identification.

Kim Moulton
Signature of Notary Public

Kimberly A. Moulton
Print, Type/Stamp Name of Notary

