

5/14/2026 5:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494537

Doc Stamp-Deed: \$1,848.00

Prepared by and Recording requested by:

John Wickman

CLOSING PROS LLC

46 North Washington Boulevard

Ste. 15

Sarasota, FL 34236

File Number: CP-4271.5Z

Consideration: \$264,000.00

Warranty Deed

(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of May 14, 2026 **Manatee, LLC, a Florida limited liability company**, (henceforth referred to as “Grantor”) of **2425 Clematis Street, Sarasota, FL 34239**, for consideration paid, grant to **Mercedes Penate, a single woman**, (henceforth referred to as “Grantee”) of **2426 Music Lane, North Port, FL 34286**, with **WARRANTY COVENANTS**:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 22, Block 144, 8th Addition to Port Charlotte Subdivision, according to the plat thereof recorded in Plat Book 12, Page(s) 20, of the Public Records of Sarasota County, Florida.

Parcel ID 0987014422

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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.


(Signature and notary page to follow)

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, Grantor, has/have hereunto set his/her/their hand(s) and seal(s) this 14th day of May, 2026.

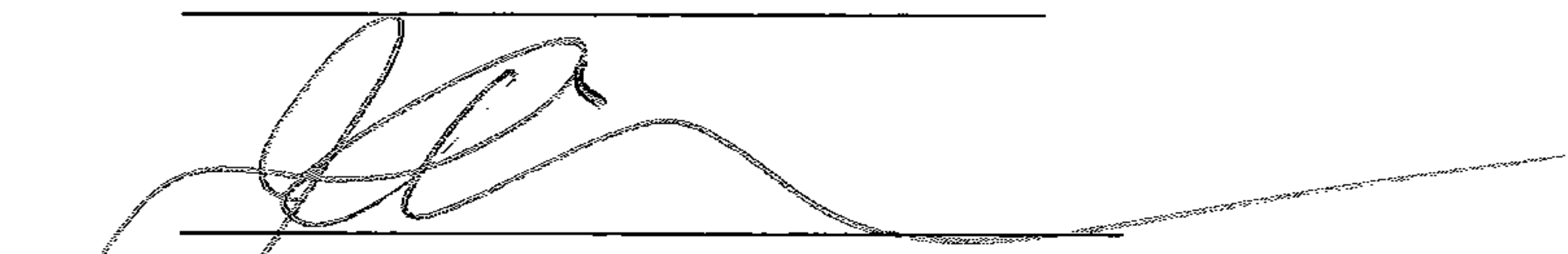
Manatee, LLC, a Limited Liability Company

By: 
Andrew DeWeerd, Manager



Witness #1 Signature

Heather M. Mathews
46 N Washington Blvd #15
Witness #1 Printed Name Sarasota, FL 34236
P.O. Address: _____




Witness #2 Signature

John E. Wickman
Witness #2 Printed Name 46 N Washington Blvd #15
P.O. Address: Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 14th day of May, 2026, by Andrew DeWeerd, Manager of Manatee, LLC, a Limited Liability Company, on behalf of the company, () who is/are personally known to me or () who has/have produced FL DL as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary

