

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066029 2 PG(S)

5/15/2026 2:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494925

After Recording Return to:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237

This Instrument Prepared by:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$2,380.00

Property Appraisers Parcel I.D. (Folio) Number(s):
1121-24-4120
File No.: 2916223

WARRANTY DEED

This Warranty Deed, Made the 15 day of May, 2026, by Phillip Ludos and Joanne Ludos, husband and wife, whose post office address is: 8221 Cygnet Cir, Fenton, MI 48430, hereinafter called the "Grantor", to Rick L. Hendren and Rochelle A. Hendren, husband and wife, whose post office address is: 2863 Paddock Avenue, North Port, FL 34288, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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 20, Block 2441, FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof as recorded in Plat Book 21, Page 1, Public Records of Sarasota County, Florida.

The property is the homestead of the Grantor(s).

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.

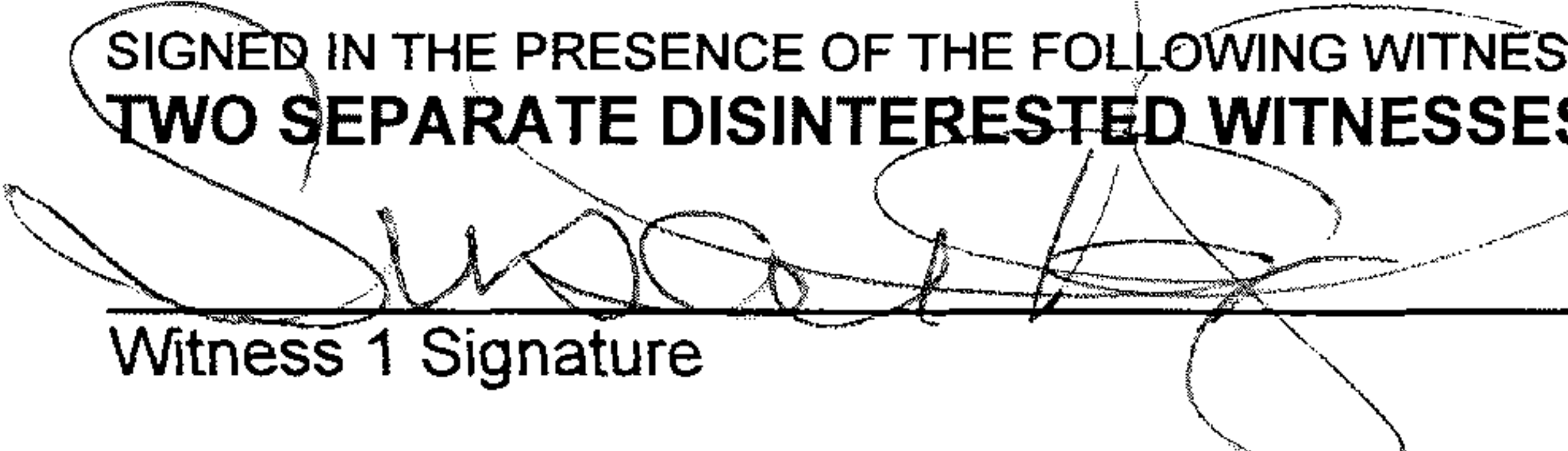
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful 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

Witness 1 Printed Name and Post Office Address:

Susan Hirtzel

2033 Main St, Ste 408, Sarasota, FL 34237


Witness 2 Signature

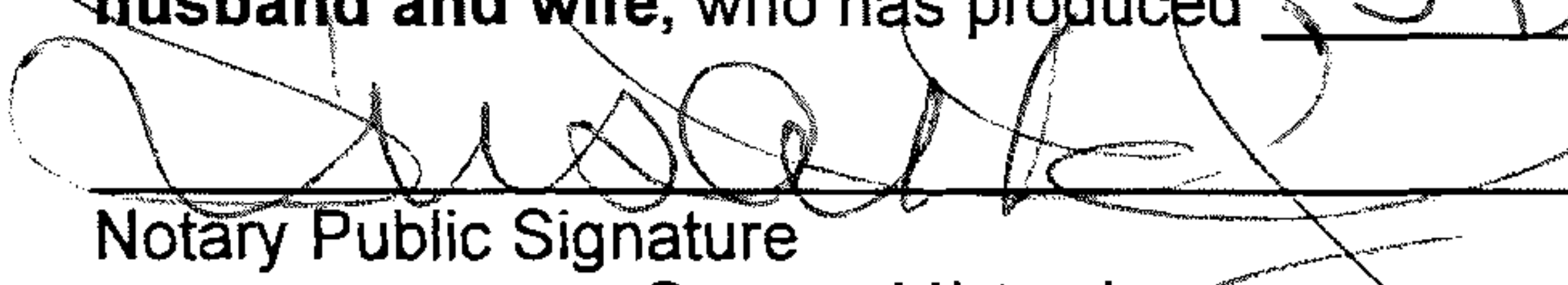
Witness 2 Printed Name and Post Office Address:

Ondrea Tatro

2033 Main St, Ste 408, Sarasota, FL 34237

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of May, 2026 by **Phillip Ludos and Joanne Ludos, husband and wife**, who has produced JD as identification.


Notary Public Signature

Printed Name: Susan Hirtzel

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: _____
(SEAL)

