

5/19/2026 1:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496098

Prepared by and Return to:
Carolyn McManus-Bagiardi
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

Doc Stamp-Deed: \$161.00

File No.: PC-2026-6111
Parcel ID Number: 1003-01-5813

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 19th day of May, 2026 between George Strohmeyer, a single man, whose post office address is 318 Saint Andrews Lane, Myrtle Beach, SC 29588, of the County of Horry, State of South Carolina, Grantor, to Del Rock Adventures, LLC, a Florida Limited Liability Company, whose post office address is 43038 Wiregrass Lane, Punta Gorda, FL 33982, of the County of Charlotte, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 13, Block 158, Fifth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 11, Page(s) 33, 33A through 33R, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

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


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

Signed, sealed and delivered in our presence:


WITNESS 1 SIGNATURE
PRINT NAME: Charidette Turrentine


George Strohmeyer


WITNESS 1 ADDRESS:
4506 Socastee Blvd
M. B. SC 29588


WITNESS 2 SIGNATURE
PRINT NAME: Helen Peters

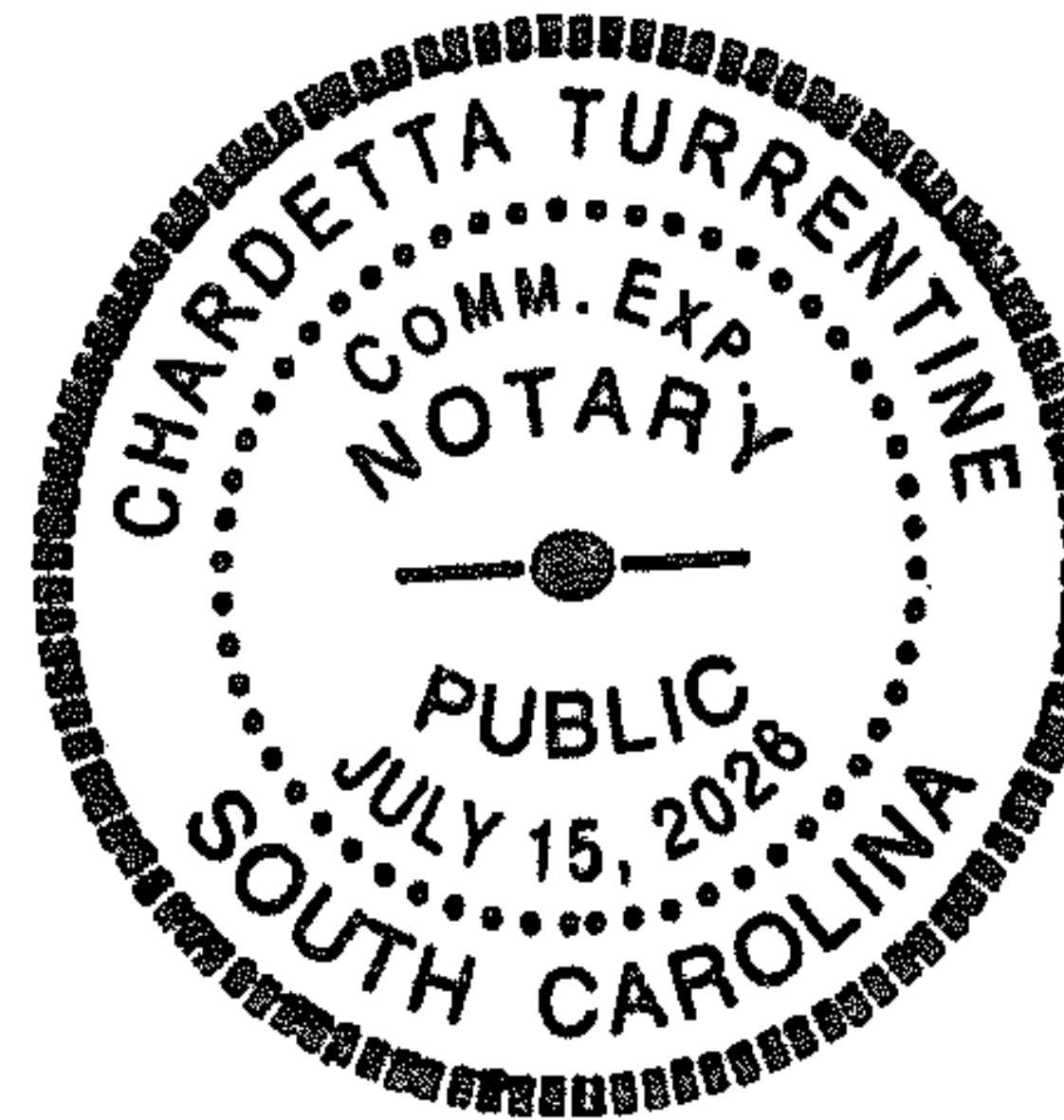
WITNESS 2 ADDRESS:
4506 Socastee Blvd
MYRTLE BEACH SC 29588

STATE OF South Carolina
COUNTY OF Horry

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of May, 2026, by George Strohmeyer, who is/are personally known to me or who has/have produced SCDL 103614228 as identification.


Signature of Notary Public

Charidette Turrentine
Print, Type/Stamp Name of Notary



(NOTARY SEAL)