

5/19/2026 3:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496195

Doc Stamp-Deed: \$378.00

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

File No.: PC-2026-6109
Parcel ID Number: 0961090121

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WARRANTY DEED

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

This indenture made the **19th day of May, 2026** between **Standley Compans, a single man**, whose post office address is **4740 Northwest 58th Avenue, Coral Springs, FL 33067**, of the County of Broward, State of Florida, Grantor, to **Franklin Trujillo, an unmarried man**, whose post office address is **1021 McCrory Street, North Port, FL 34286**, of the County of Sarasota, 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:

Lots 21 and 22, Block 901, Twentieth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page(s) 8, 8A through 8K, 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.

