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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496209



Prepared by and Return to:
Michelle Lowery, an employee of
First International Title, LLC
13538 Village Park Dr., Ste 120
Orlando, FL 32837

Doc Stamp-Deed: \$1,039.50

File No.: 264427-54

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GUARDIAN'S SPECIAL WARRANTY DEED

This Guardian's Special Warranty Deed is executed this **May 15, 2026**, by **Lindsey R. Myers**, the duly qualified and acting Guardian of the person and property for **William Trenton Schumacher, a single person**, the Ward(s), appointed in Case Number 2017-GA-004760 in the Circuit Court of Sarasota, Florida, whose post office address is 5498 Bayberry Street, North Port, FL 34286 ("Grantor") to **Prather Helton Properties, LLC, a Florida Limited Liability Company** ("Grantee") whose post office address is 200 N Tamiami Trail Ste H, Venice, FL 34285.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that the Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the following described property:

Lot 13, Block 215, Sixth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 34, 34A through 34G, inclusive, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations, and limitations of record, if any, and 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, Grantor covenants that in the execution of this deed, all court orders and laws of the State of Florida have been complied with in all respects. Grantor also hereby covenants to warrant and defend the title hereby conveyed from any and all lawful claims which arise by, through or under Grantor, but against no other, except taxes accruing subsequent to 2026.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Lindsey R. Myers, Guardian for William Trenton Schumacher, Ward

Lindsey R. Myers, Guardian for William Trenton Schumacher, Ward

Signed, sealed and delivered in our presence:

[Signature]

1st Witness Signature

Print Name: Micaela Baptista

Address: 1710 Sterling Dr
Sarasota FL 34231

[Signature]

2nd Witness Signature

Print Name: Victor Baptista

Address: 1710 Sterling Dr
Sarasota FL 34231

State of Florida

County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of physical presence or () online notarization

on May 14, 2026, by **Lindsey R. Myers, Guardian for William Trenton Schumacher,**

Ward, who () is/are personally known to me or who produced a valid

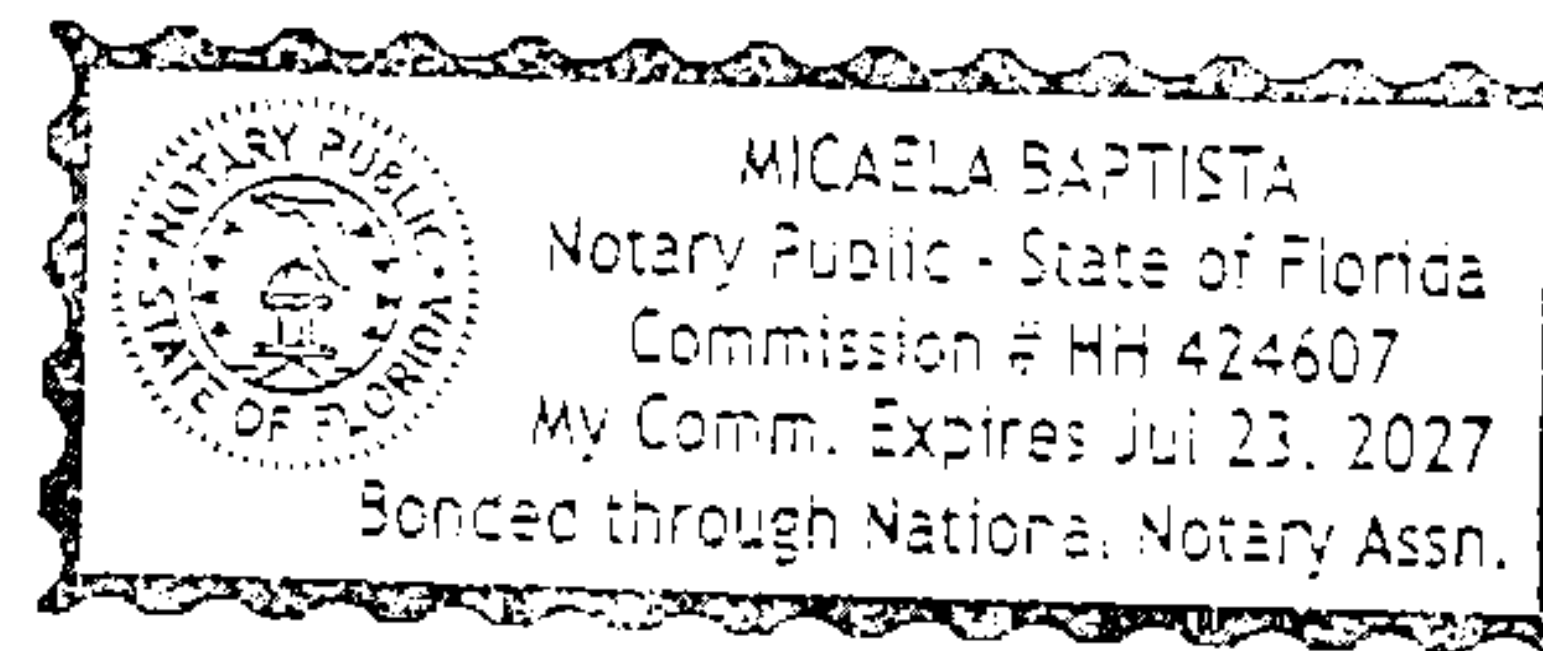
FL DL as identification.

[Signature]

Notary Public Signature

Printed Name: Micaela Baptista

My Commission Expires: 7/23/27



(NOTARY SEAL)