

5/21/2026 12:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497161

Doc Stamp-Deed: \$161.00

Prepared by and Return to:
Lisa Hillman
North Port Title, LLC,
13801 Tamiami Trail, Suite C
North Port, Florida 34287

File Number: 260276

Corporate Warranty Deed

This Indenture, made , May 18, 2026 A.D.

Between

Royal Master Properties, Inc. whose post office address is: 15820 Sunward Street, Wellington, Florida 33414 a corporation existing under the laws of the State of , Grantor and **Justin Paul Gibson and Brandi Renee Gibson, husband and wife** whose post office address is: 1230 McCory Street, North Port, Florida 34288, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

Lot 1, Block 1584, THIRTY-SECOND ADDITION TO PORT CHARLTOTE SUBDIVISION, according to the plat thereof recorded in Plat Book 15, Pages 16 through 16-L of the Public Records of Sarasota County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **1137158401**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Royal Master Properties, Inc.

Signed and Sealed in Our Presence:

[Signature]

By: Daniel A Woodward
Daniel A. Woodward
Its: President

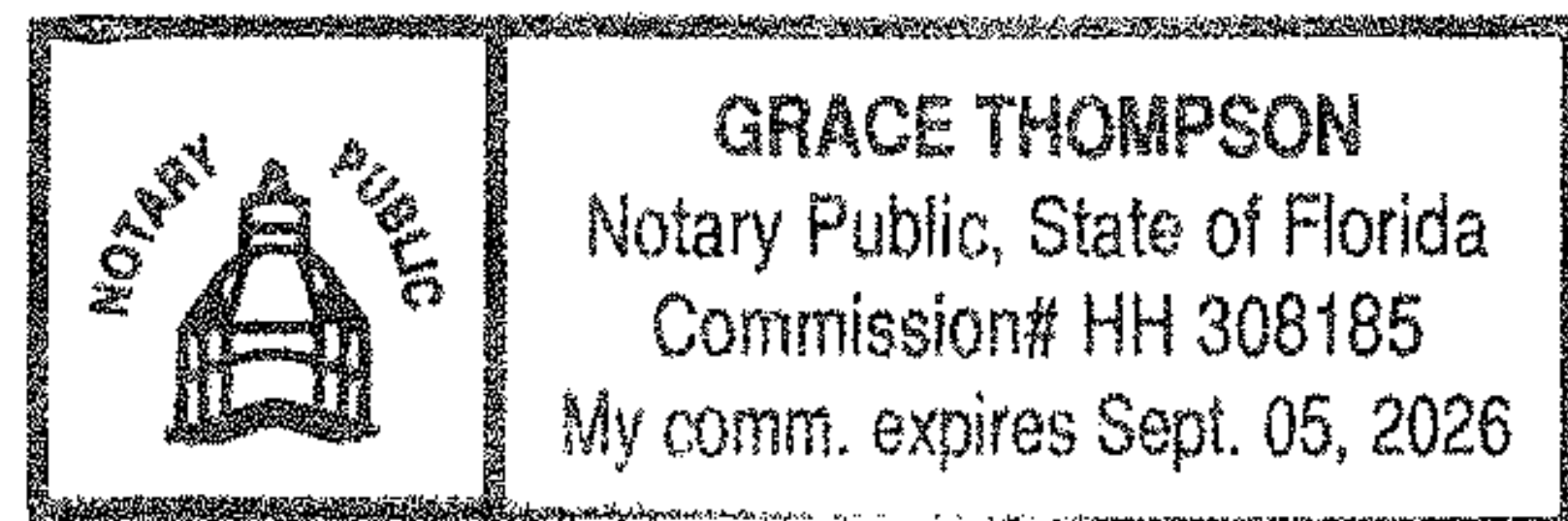
Witness Print Name: Matthew Pike
13850 Wellington Trace, FL 33414
Wellington, FL 33414
Witness Address

(Corporate Seal)

[Signature]
Witness Print Name: Grace Thompson
13850 Wellington Trace
Wellington FL 33414
Witness Address

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of May, 2026, by Daniel A. Woodward, the President of Royal Master Properties, Inc. A corporation existing under the laws of the State of , on behalf of the corporation. He/She is personally known to me or has produced Florida Drivers License as identification.



[Signature] (Seal)
Notary Public
Notary Printed Name: Grace Thompson
My Commission Expires: 09/05/2026