

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026070370 1 PG(S)

Prepared By and Return To:
Kayla Jimenez
DHI Title of Florida, Inc.
10545 Ben C. Pratt 6 Mile Cypress Pkwy, Suite #200
Fort Myers, FL 33966

5/26/2026 1:37 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

Order No.: 102-262200499

SIMPLIFILE

Receipt # 3498523

Property Appraiser's Parcel I.D. (folio) Number:
0994100198

Sales Price: \$260,000.00

Doc Stamp-Deed: \$1,820.00

Documentary Stamps: \$ 1,820.00

CORPORATE WARRANTY DEED

THIS CORPORATE WARRANTY DEED made and entered into as of 22nd day of May, 2026 by D.R. Horton, Inc., a Delaware Corporation, whose address is 10541 Ben C. Pratt Six Mile Cypress Parkway, #100, Fort Myers, FL 33966 (hereinafter referred to as "Grantor"), to Sandra Lee Nyberg, an unmarried person, whose address is 4815 Schubert Trl, North Port, FL 34287, (hereinafter referred to as "Grantee");:

WITNESSETH:

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged by the Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as "the Real Property") in County of Sarasota, State of Florida, more particularly described as follows:

Lot 198, CENTRAL PARC PHASE 1, according to the plat as recorded in Plat Book 58, Pages 50 through 68, of the Public Records of Sarasota County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

SUBJECT TO Covenants, Conditions, Restrictions, Reservations, Limitations, Easements and Agreements of Record, if any.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby full warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

IN WITNESS WHEREOF, the Grantor has caused this Corporate Warranty Deed to be executed by its officer hereunto duly authorized as of the day and year first above written.

D.R. Horton Inc., a Delaware Corporation

BY: [Signature]
Angie Montanez, Assistant Secretary

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature
Kayla Jimenez
Printed Name of First Witness

10545 Ben C. Pratt 6 Mile Cypress Pkwy, Suite #200,
Fort Myers, FL 33966
Address of First Witness

[Signature]
Witness Signature
Nicholas Biagi
Printed Name of Second Witness

10545 Ben C. Pratt 6 Mile Cypress Pkwy, Suite #200,
Fort Myers, FL 33966
Address of Second Witness

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of May, 2026, by Angie Montanez, Assistant Secretary of D.R. Horton, Inc., a Delaware corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida
My Commission Expires: 1/3/2030

