



This Instrument prepared by and returned to:
Name: R Battaglia
Address: 1950 Whispering Pines Point
Englewood, FL 34223

Property Appraisers Parcel I.D. (Folio) Number: 0953152323

WARRANTY DEED

This Warranty Deed made the 26th day of May 2026 by Douglas S. Battaglia, Individually and as Trustee of the DSB Land Trust dated August 2, 2018, hereinafter called the grantor(s), whose post office address is 1950 Whispering Pines Point Englewood, FL 34223, to Martin Daniel Winter, whose post office address is 5290 Haas Ave. North Port, FL, 34291, hereinafter called the grantee.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situates in Sarasota County, Florida, viz:

This property is not a part of nor contiguous to any homestead of the grantor(s).

Lot 23, Block 1523 30th Addition to Port Charlotte Subdivision, according to the plat thereof recorded in Plat Book 15, Page 14, of the Public Records of Sarasota County, Florida.

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 the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2025, 2026 and any subsequent years, reservations, restrictions and easements of record, if any.

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

DSB Land Trust dated August 2, 2018

Brenda Walker

Witness #1 Signature

Douglas S. Battaglia

Douglas S. Battaglia, Individually and as Trustee

Printed Name: Brenda Walker

Address: 11317 Chabret Ave.

Englewood FL 34224

Witness #2 Signature

Printed Name: Mark Knaut

Address: 2230 S. McCALL Road

Englewood, FL 34224

STATE OF FLORIDA

COUNTY OF: Charlotte

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 26 day of May, 2026, by Douglas S. Battaglia, Trustee of DSB Land Trust dated August 2, 2018, who is/are personally known to me or who has/have produced _____ as identification.

(SEAL)

Kathy OConnell
Notary Signature

Print Name: Kathy OConnell

My Commission Expires: December 17, 2028

