

5/28/2026 4:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500123

Prepared by and return to:

Devan P. Spinelli, Esq.

CLOSED Southwest Florida LLC

151 Center Road

Unit B

Venice, FL 34285

(941) 348-6257

File No 6711-26SW-FL

Doc Stamp-Deed: \$525.00

Parcel Identification No 0988033411

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WARRANTY DEED

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

This indenture made the 28th day of May, 2026 between Edward F. Clifford and Marion Ann Clifford, husband and wife, whose post office address is 3494 Lakewood Boulevard, North Port, FL 34287, of the County of Sarasota, State of Florida, Grantors, to Juan E. Forero, a single man, whose post office address is 2782 Yamada Lane, North Port, FL 34286, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Lot 11, Block 334, 5th Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 11, Page(s) 33, 33A through 33R, of the Public Records of Sarasota County, 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Haley Johnson
WITNESS #1 SIGNATURE

Haley Johnson
WITNESS #1 PRINTED NAME

151 Center Rd, Venice FL 34285
WITNESS #1 ADDRESS

Amy Worth
WITNESS #2 SIGNATURE

Amy Worth
WITNESS #2 PRINTED NAME

151 Center Rd, Venice FL 34285
WITNESS #2 ADDRESS

[Signature]
Edward F. Clifford

[Signature]
Marion Ann Clifford

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of MAY, 2026, by Edward F. Clifford and Marion Ann Clifford, who is/are personally known to me or who has/have produced DRIV. LIC as identification.

[Signature]
Signature of Notary Public

Amy Worth
Print, Type/Stamp Name of Notary



AMY WORTH
Notary Public
State of Florida
Comm# 111567701
Expires 10/26/2028