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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500666

Doc Stamp-Deed: \$1,190.00

Prepared by and return to:

Daniella Geoghagan

Infinite Title, LLC

5601 Mariner Street

Suite 220

Tampa, FL 33609

File No 2026-BRA-48

Parcel Identification No 1003-00-6921

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**WARRANTY DEED**

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

This indenture made the 28th day of May, 2026 between **Neal K. Stinson, an unremarried widower**, whose post office address is 19029 43rd Avenue Southeast, Bothell, WA 98012, of the County of Snohomish, Washington, Grantor, to **Siesta Key Financial, LLC, a Texas Limited Liability Company**, whose post office address is 2008 43rd Avenue West, Bradenton, FL 34205, of the County of Manatee, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 21, Block 69, Fourth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 32, of the Public Records of Sarasota County, Florida.

Also known as 4850 South Salford Boulevard, North Port, FL 34287

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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*[Remainder of page intentionally left blank. Signatures to follow on next page ]*

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

Signed, sealed and delivered in our presence:

Anya Priddee  
WITNESS #1  
Print Name: Anya Priddee  
Address: 3442 Everett Blvd.  
North Port, FL 34286

Neal K. Stinson  
Neal K. Stinson

Matthew A Dinkens  
WITNESS #2  
Print Name: Matthew A Dinkens  
Address: 2502 Armenia Rd  
North Port, FL 34286

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 27<sup>th</sup> day of May, 2026, by Neal K. Stinson, () who is/are personally known to me or () who has/have produced Driver License as identification.

Anya Priddee  
Signature of Notary Public

Anya Priddee  
Print, Type/Stamp Name of Notary

