

5/29/2026 3:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3500717

This Instrument Prepared by and Return to:

**Kim Moulton**

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260825

Parcel ID: **0957117408**

Florida Documentary Stamps in the amount of **\$82.60** have been paid hereon.

**Doc Stamp-Deed: \$82.60**

SPACE ABOVE THIS LINE FOR RECORDING DATA

# **WARRANTY DEED**

**THIS WARRANTY DEED**, made the **29th day of May, 2026** by **Agrippa Home Advisor LLC, a Florida Limited Liability Company**, whose post office address is 22130 Colony Drive, Boca Raton, FL 33433, herein called the Grantor, to

**Leland Tyler McCowan,**

whose post office address is 1762 Napoleon Road, North Port, FL 34288,

hereinafter called the Grantee:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**WITNESSETH:** That the Grantor, for and in consideration of the sum of ELEVEN THOUSAND EIGHT HUNDRED AND 00/100 (**\$11,800.00**) 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 situate in Sarasota County, State of Florida, viz.:

**Lot 8, Block 1174, Twenty-Fifth Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 15, Pages 2, 2A through 2Q, inclusive, 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, and hereby 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 January 1, 2026.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

[Signature]  
Signature

Phyllis R Garcia  
Printed Name

102 NE 2nd St Boca Raton FL 33432  
Full Address

Agrippa Home Advisor LLC, a Florida Limited Liability Company

By: [Signature]  
Israel Morag, Sole Manager

Witness #2:

[Signature]  
Signature

Dylan Samlyk  
Printed Name

102 NE 2nd St Boca Raton FL 33432  
Full Address

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28 day of May, 2026, by Israel Morag,  who is/are personally known to me or  who has/have produced drivers license as identification.

[Signature]  
Signature of Notary Public

Phyllis R Garcia  
Print, Type/Stamp Name of Notary

