

This Instrument Prepared by and Return to:

Heather Jacobs

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260812

Parcel ID: **1141-17-7304**

Florida Documentary Stamps in the amount of **\$219.10** have been paid hereon.

6/4/2026 12:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3503138

Doc Stamp-Deed: \$219.10

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **4th day of June, 2026** by

JN Development Group Inc., a Florida Corporation,

whose post office address is 10156 Canaveral Circle, Sarasota, FL 34241,

herein called the Grantor, to

Denys Evan,

whose post office address is 11228 Northeast 97th Avenue, Vancouver, WA 98662,

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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of THIRTY ONE THOUSAND TWO HUNDRED FIFTY AND 00/100 (**\$31,250.00**) 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 4, Block 1773, THIRTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 15, Page 18, of the Public Records of Sarasota County, Florida.

Grantor herein covenants that this property is not the homestead of the Grantor nor contiguous to their homestead.

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

Heather T Jacobs

Printed Name

324 Goldstein Street, Punta Gorda, FL 33950

Full Address

JN Development Group Inc., a Florida Corporation

By: 

Noah Ward, President

By: 

Josh Whitlow, Vice President

Witness #2:



Signature

Angela Salas

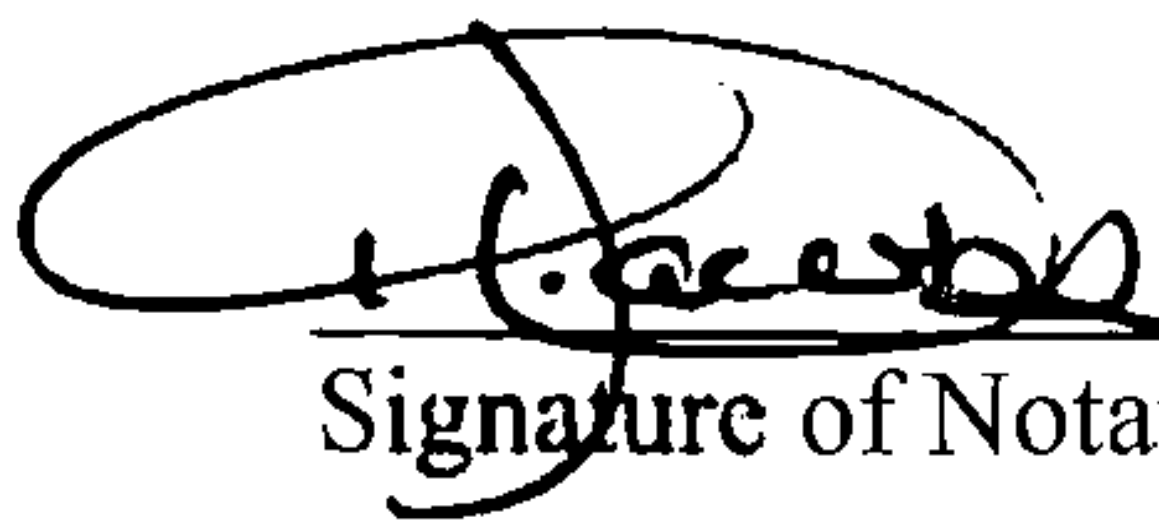
Printed Name

324 Goldstein Street, Punta Gorda, FL 33950

Full Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 4 day of June, 2026, by Noah Ward and Josh Whitlow, () who is/are personally known to me or (✓) who has/have produced FL DL as identification.



Signature of Notary Public

Heather T Jacobs

Print, Type/Stamp Name of Notary

