

This Instrument Prepared by and Return to:

Heather Jacobs

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260785

Parcel ID: **1116080400**

Florida Documentary Stamps in the amount of **\$2,093.00** have been paid hereon.

6/4/2026 2:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3503318

Doc Stamp-Deed: **\$2,093.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

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

Brian J. Lundin and Cindy S. Lundin, husband and wife,

whose post office address is 3013 Winding Creek Trail, North Port, FL 34289,

herein called the Grantor, to

Myra Ratliff, a married woman, and Cheryl Park, a single woman, as joint tenants with right of survivorship,

whose post office address is 1913 Scarlett Avenue, North Port, FL 34289,

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 TWO HUNDRED NINETY NINE THOUSAND AND 00/100 (**\$299,000.00**) 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 40, Fourth Replat of LAKESIDE PLANTATION, according to the map or plat thereof, as recorded in Plat Book 44, Pages 40 and 40A, 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:

Kim Moulton

Signature

Kimberly A. Moulton

Printed Name

2091 Tamiami Trail Suite B Port Charlotte, FL. 33948

Full Address

Brian J. Lundin

Brian J. Lundin

Cindy S. Lundin

Cindy S. Lundin

Witness #2:

Ricki Markle

Signature

RICKI MARKLE

Printed Name

2091 Tamiami Trail Suite B Port Charlotte, FL. 33948

Full Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of June, 2026, by Brian J. Lundin and Cindy S. Lundin, ☐ who is/are personally known to me or ☒ who has/have produced Driver License as identification.

Kim Moulton

Signature of Notary Public

Kimberly A. Moulton

Print, Type/Stamp Name of Notary

