

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026078956 2 PG(S)**

6/10/2026 3:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3505631

Prepared By:

Alan Sandler
Near North Title Group LLC
2861 Placida Rd, Unit B
Englewood, FL 34224

Doc Stamp-Deed: \$1,768.90

Return To:

Near North Title Group LLC
2861 Placida Rd, Unit B
Englewood, FL 34224

Order No.: FL2607199

Property Appraiser's Parcel I.D. (folio) Number:
0998001809

WARRANTY DEED

THIS WARRANTY DEED dated this the 8th day of June, 2026, by Jeffery J. Freeman, an unmarried man, whose post office address is 411 Walnut Street #13576, Green Cove Springs, FL 32043 (the "Grantor"), to Derek Kizer and Esther Kizer, husband and wife, whose post office address is 6408 Pan American Blvd., North Port, FL 34287 (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 Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz:

Lot 9, Block 18, Thirteenth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 12, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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; that the Grantor hereby fully 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: 2025.

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

Signed sealed and delivered in presence of

Doreen Blackstock
Witness Signature

Jeffery J Freeman
Jeffery J Freeman

Doreen Blackstock.
Printed Name of First Witness

3450 S.W. Ronald St
Street Address of First Witness

PSL FL 34953
City, State, Zip of First Witness

Cleo McCormick
Witness Signature

Cleo McCormick
Printed Name of Second Witness

2902 Zora Neal Dr.
Street Address of Second Witness

Ft Pierce, FL 34947
City, State, Zip of Second Witness

STATE OF FLORIDA

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of X Physical Presence or _____
Online Notarization on this 8th day of June 2026 by Jeffery J Freeman, who is personally known to me or
produced FL DL as identification.

Cleo McCormick
Notary Public
Printed Name: Cleo McCormick

My Commission Expires. 06.21.2027
(SEAL)

