

6/11/2026 3:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506165

Doc Stamp-Deed: \$157.50

This Instrument Prepared By and Return To:
THE DELTONA CORPORATION
By: Jackie Vela
8014 S.W. 135th Street Road
Ocala, Florida 34473
800-333-5866

Contract No. 02-D0619
\$22,500.00

WARRANTY DEED

(Statutory Form-Section 689.02 F.S.)

This Indenture, made on 5th of June, 2026, **Nicelder J. Lawson**, An unmarried person, of the County of Charles, state of MD grantor*, and

North Port Lots and Real Property, LLC, a Florida limited liability company, grantee*,

whose post office address is 8014 SW 135th Street Road, Ocala, FL 34473

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, 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 grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to wit:

Parcel I.D. No.: 1152236203

Lot 3, Block 2362, 48 Addition to Port Charlotte Subdivision, a Subdivision, according to the Plat thereof, as recorded in Plat Book 20, at Pages 5, 5A through 5R, of the Public Records of Sarasota County, Florida

the above described property is vacant land and is not the permanent residence, domicile or homestead of the grantee. Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the year 2026 and subsequent years.

This deed is given in lieu of foreclosure and is intended to be an absolute conveyance in exchange for a covenant not to sue and not as additional security for that certain note and mortgage executed by **Nicelder J. Lawson**, dated March 31, 2019, and recorded under **Instrument Number 2019127765**, of the Public Records of Sarasota County, Florida, in the amount of 27,450.00, and that the parties hereto intend this conveyance shall not result in a merger of title, and the grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

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.

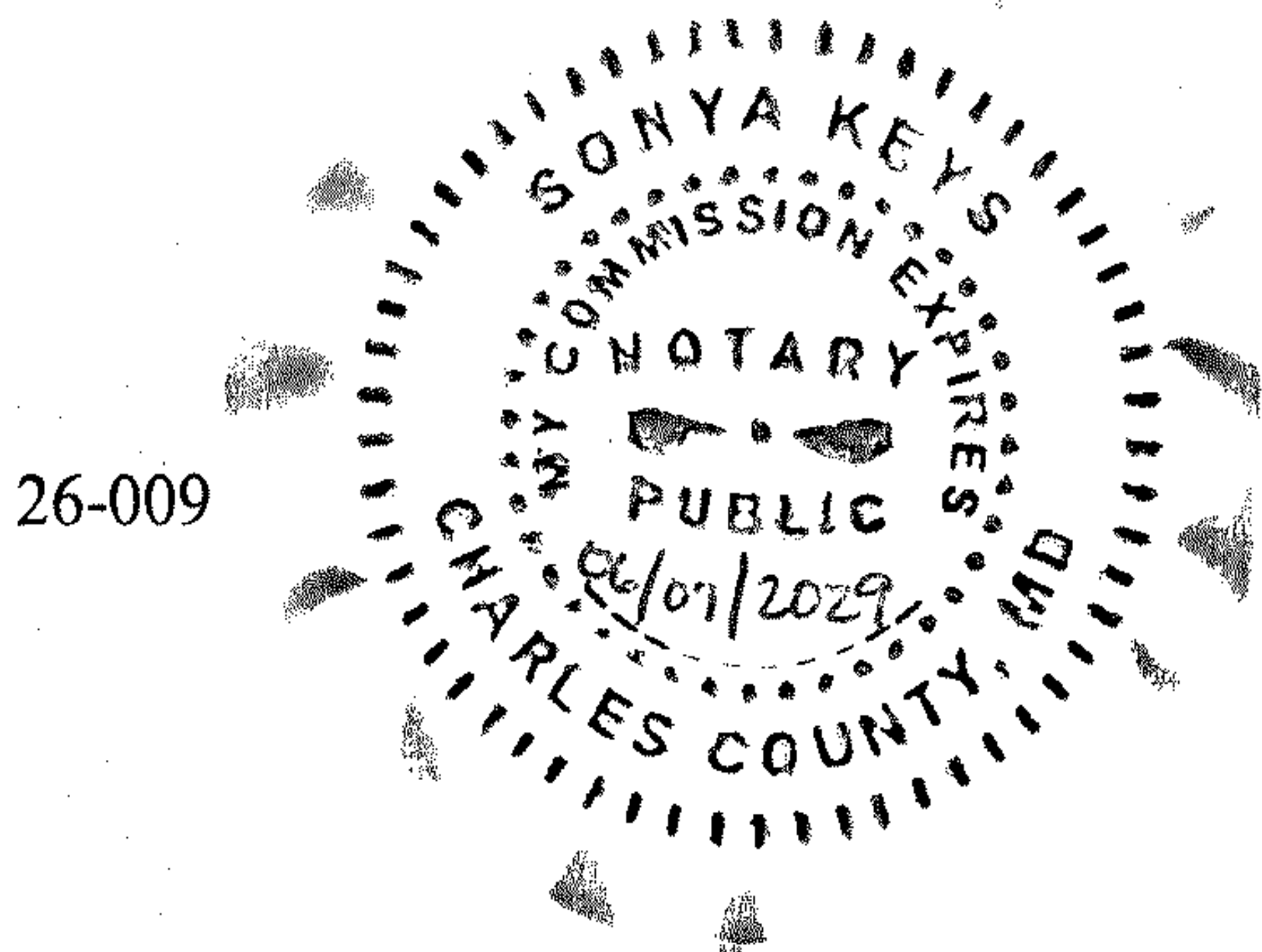
Natalie R. Simpson
Witness #1/Signature
Print Name Natalie R. Simpson
Address 4110 Crain Hwy.
Waldorf, MD 20603

Nicelder J. Lawson
Nicelder J. Lawson
11178 Inwood Lane
White Plain, MD20695

Shray Spriggs
Witness #2 Signature
Print Name Shray Spriggs
Address 4110 Crain Hwy.
Waldorf, MD 20603

STATE OF MD
COUNTY OF Charles

The foregoing instrument was acknowledged before me, ☒ by means of physical presence or ☐ online notarization, on June 5, 2026 by **Nicelder J. Lawson**, who is personally known to me or produced MD Driver's License as identification



Sonya Keys
Notary Public Signature
Print Name Sonya Keys

SONYA KEYS
Notary Public-Maryland
Charles County
My Commission Expires 06/07/2029