

6/12/2026 4:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507085

Prepared by and Return to:
Jamie Murphy
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

Doc Stamp-Deed: \$0.70

File No.: NP-2026-3065
Parcel ID Number: 402216480007

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 12th day of June, 2026 between Leo Abasi Anderson and Shalinie Anderson, Husband and Wife whose post office address is 2745 South Tamiami Trail, Port Charlotte, FL 33952, of the County of Charlotte, State of Florida, Grantor, to Coronation Market Inc., a Florida Profit Corporation Inc., a Florida Corporation, whose post office address is 2745 South Tamiami Trail, Port Charlotte, FL 33952, of the County of Charlotte, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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 said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Charlotte, Florida, to-wit:

Lot 12, Block 56, Fourth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 11, Page(s) 32, 32A through 32H, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land

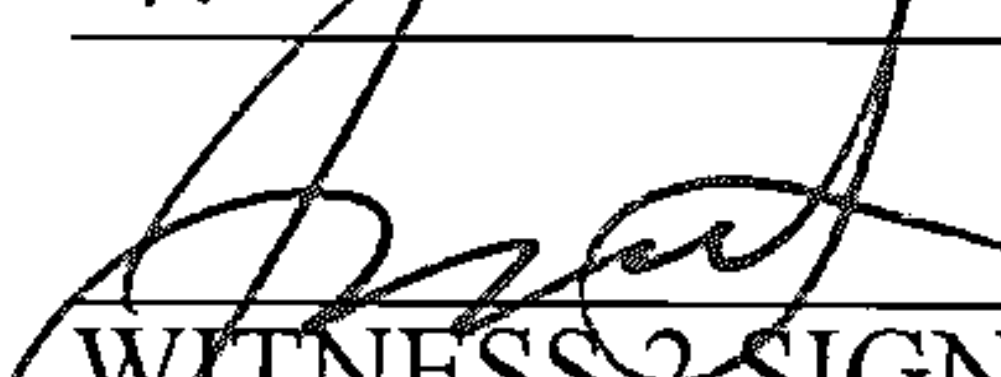
and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS 1 SIGNATURE
PRINT NAME: Chadisse Turillo

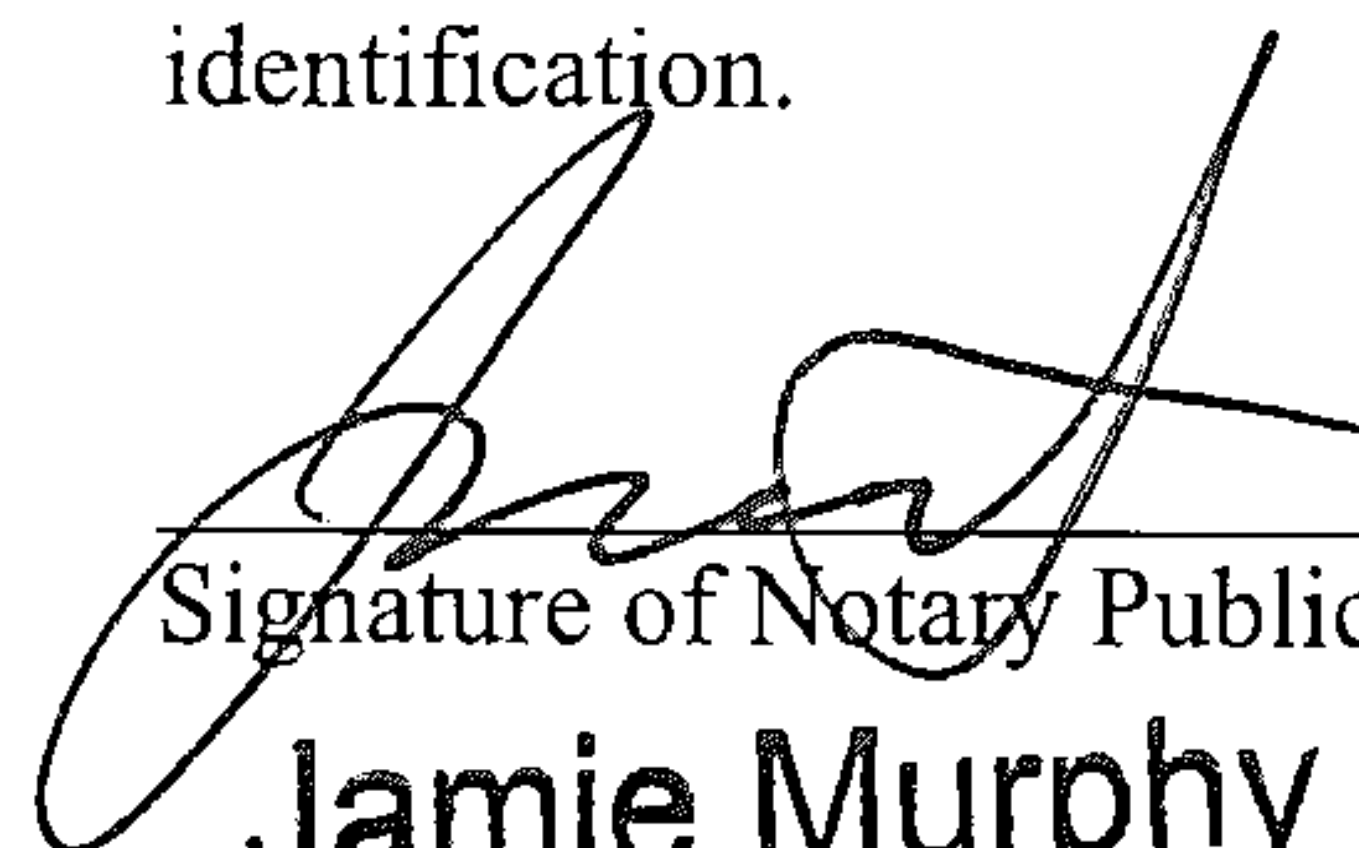
WITNESS 1 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

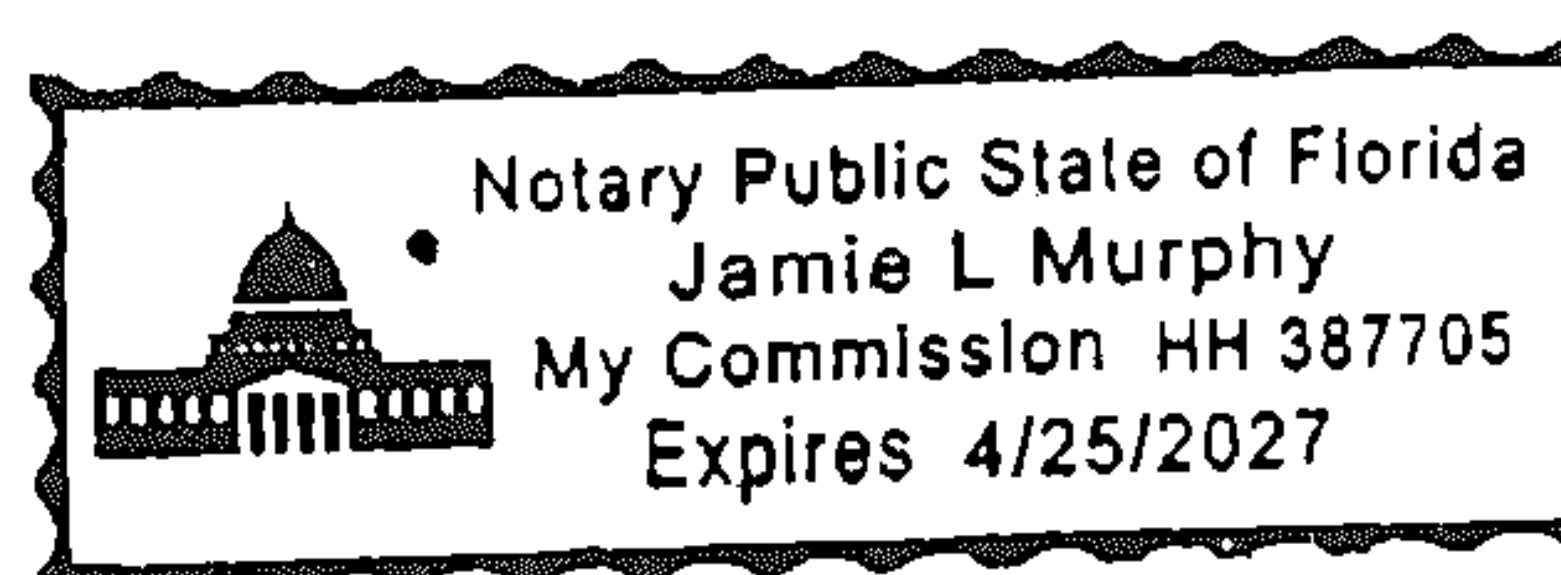

WITNESS 2 SIGNATURE
PRINT NAME: Jamie Murphy

WITNESS 2 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of June, 2026, by Jamie Murphy, ☐ who is/are personally known to me or ☒ who has/have produced Drives License as identification.


Signature of Notary Public
Jamie Murphy
Print, Type/Stamp Name of Notary



(NOTARY SEAL)