

THIS INSTRUMENT PREPARED BY:

Brian Hill

1333 SE 5th CT

Deerfield Beach, FL 33441-4933

RETURN TO:

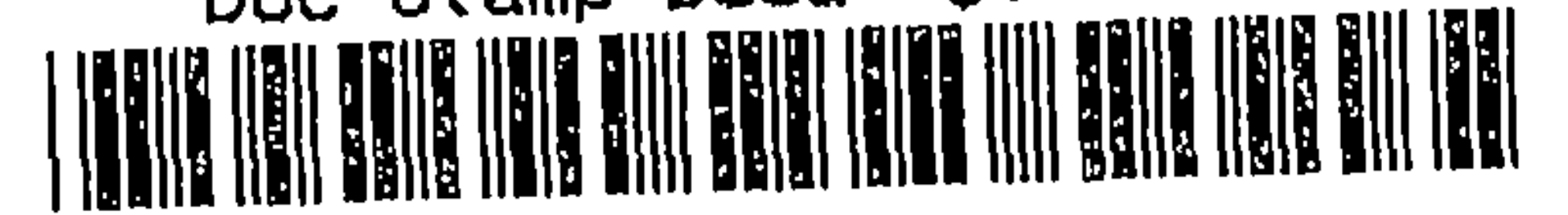
✓ Joshua J. Louwagie

1409 Prairie Ter.

North Port, FL 34206

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026083026 4 PG(S)
June 17, 2026 03:50:51 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed \$115.50



WARRANTY DEED

THIS WARRANTY DEED, made this 16 day of JUNE, 2026, by **Brian Hill**, whose address is 1333 SE 5th CT, Deerfield Beach, FL 33441-4933 ("Grantor"), to **Joshua J. Louwagie**, whose address is 1409 Prairie Ter., North Port, FL 34206 ("Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of \$16,500.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, and conveys unto the Grantee, all that certain land situate in Sarasota County, Florida, described as follows:

Legal Description:

Lot 27, Block 433, 9th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in the Public Records of Sarasota County, Florida.

Property Address: Mendavia Ter, North Port, FL 34286 **Parcel ID:** 0982043327

TOGETHER with all 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 December 31, 2025, and restrictions, covenants, and easements of record, if any.

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

Signed, sealed, and delivered in the presence of:

Grantor Signature: Brian Hill 

Witness #1: Signature:  **Printed Name:**
Louise Cherefontaine **Address:** 2605 S Federal Hwy **Address:**
DEERFIELD BEACH, FL 33441

Witness #2: Signature:  **Printed Name:**
Salvatoris Aimable **Address:** 2605 S Federal Hwy **Address:**
Deerfield Bch, FL 33441

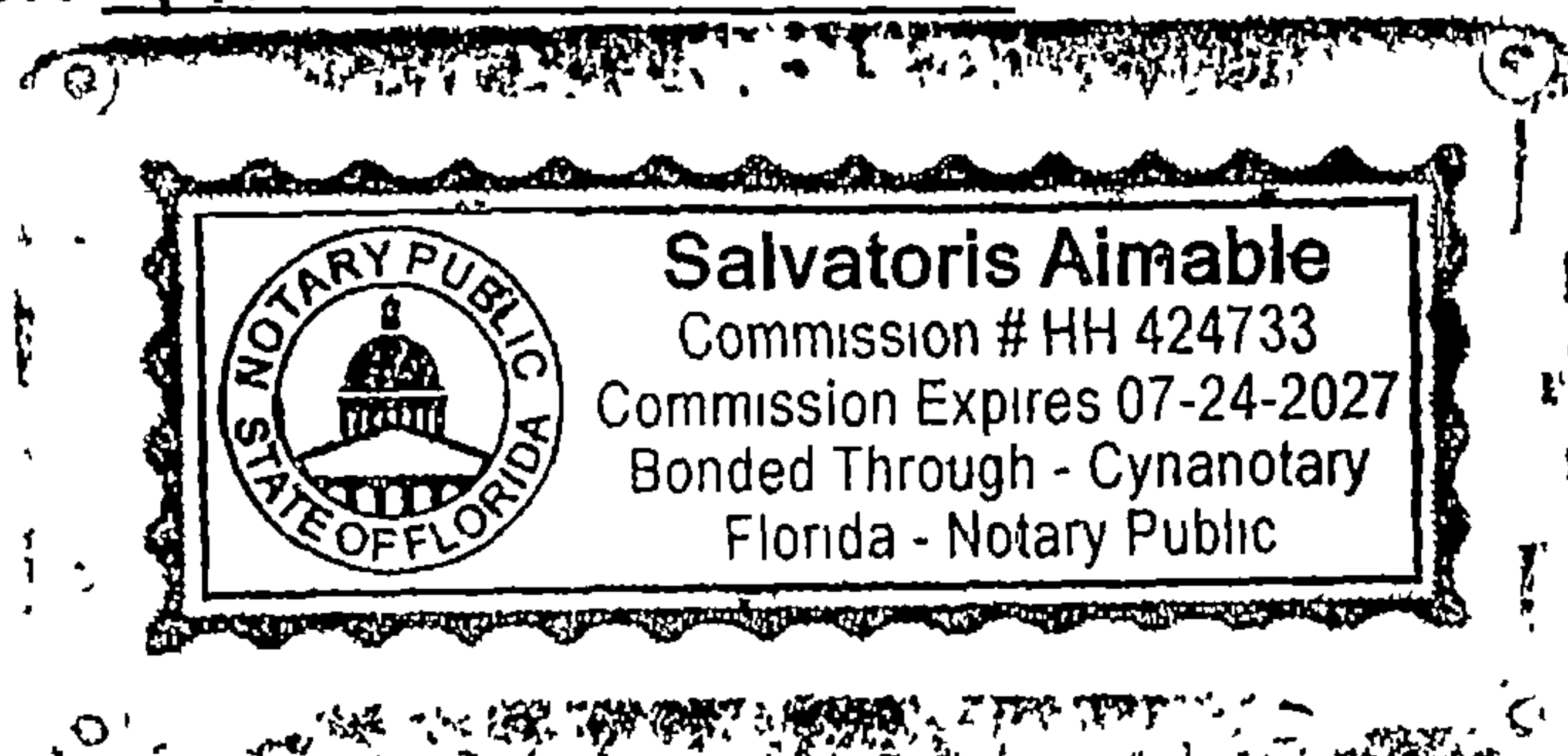
NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 16 day of June, **2026**, by **Brian Hill**, who ☐ is personally known to me or ☒ has produced PI Driver as identification.

Notary Public, State of Florida

Printed Name: Salvatoris Aimable **My Commission Expires:** 7/24/2027
Commission Number: HH424733



VACANT LAND PURCHASE CONTRACT

1. PARTIES: This Contract is made on **June 15, 2026**, between **Brian Hill** ("Seller"), whose address is 1333 SE 5th Ct, Deerfield Beach, FL 33441-4933, and **Joshua J. Louwagie** ("Buyer"), whose address is 1409 Prairie Ter., North Port, FL 34286.

2. PROPERTY DESCRIPTION: Seller agrees to sell and Buyer agrees to buy the real property located in **Sarasota County, Florida**, described as follows:

- **Parcel ID:** 0982043327
- **Legal Description:** LOT 27 BLK 433 9TH ADD TO PORT CHARLOTTE
- **Street Address:** N/A (Vacant Land)

3. PURCHASE PRICE & FINANCING: The total Purchase Price to be paid by Buyer is **\$16,500.00** (Sixteen Thousand Five Hundred Dollars and 00/100), payable in cash or wire transfer at closing. This is a cash transaction; it is not contingent upon the Buyer obtaining financing.

4. TITLE AND DEED: Seller warrants that they hold marketable title to the Property. At closing, Seller shall convey title to Buyer by a statutory **Warranty Deed**, free and clear of all liens and encumbrances except for zoning restrictions and taxes for the current year.

5. CLOSING DATE & LOCATION: Closing shall occur on or before **August 1, 2026**. Closing may be conducted via mail, overnight courier, or remote online notarization (RON) as permitted under Florida law.

6. TAXES, ASSESSMENTS, & PRORATIONS: Real estate taxes, assessments, and association fees (if any) for the current calendar year shall be prorated between Buyer and Seller as of the date of closing. Seller shall pay all outstanding taxes, penalties, or liens due for years prior to closing.

7. CLOSING COSTS: Closing costs shall be allocated as follows:

- **Seller Shall Pay:** The cost of preparing the Warranty Deed and Seller's notary/remote signing fees.
- **Buyer Shall Pay:** Florida Documentary Stamp Taxes due on the deed; recording fees for the deed; and the cost of a title search (if desired by Buyer).

8. DEFAULT AND REMEDIES:

If either party fails to perform their obligations under this Contract, the non-defaulting party reserves the right to pursue any and all remedies available to them under Florida law, including seeking specific performance to force the completion of the sale.

9. ASSIGNABILITY:

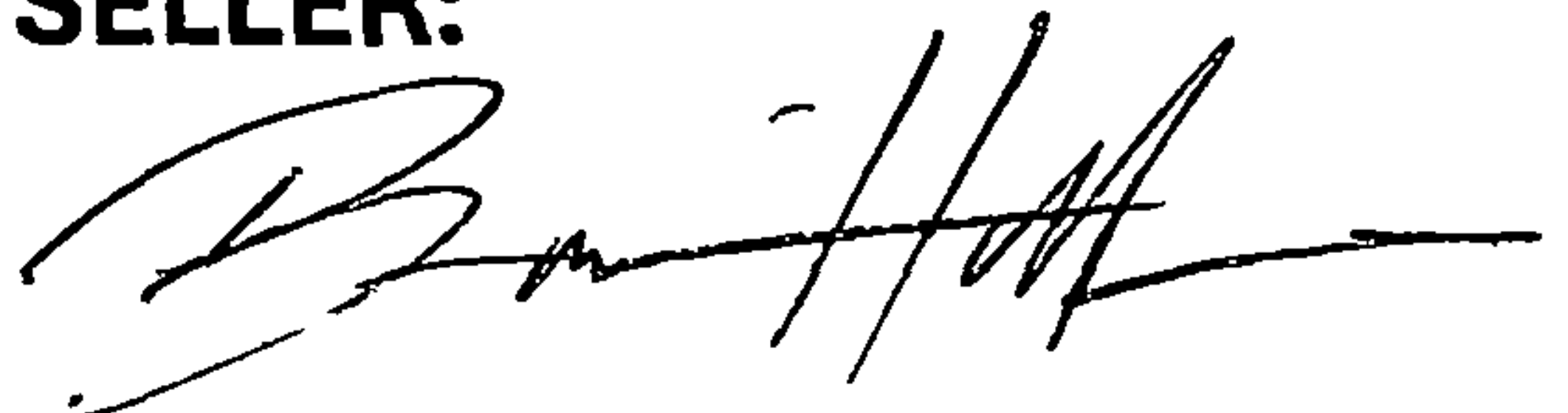
Buyer **may not** assign this Contract to another individual or entity without the prior written consent of the Seller.

10. ENTIRE AGREEMENT & GOVERNED LAW:

This Contract constitutes the entire agreement between the parties and supersedes any prior oral or written understandings. This Contract shall be governed by, construed, and enforced in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, the parties have executed this Contract on the dates set forth below.

SELLER:



Date: 6/15/2026

Brian Hill

BUYER:



Date: 6/17/2026

Joshua J. Louwagie