

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026083843 2 PG(S)

6/18/2026 4:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509761

Doc Stamp-Deed: \$2,730.00

Prepared by and return to:

Sara Huddleston

Preferred Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 376-9551

File No 2026-6622

Purchase Price: \$390,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$2,730.00

Parcel Identification No.: 0057120008

WARRANTY DEED

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

THIS INDENTURE made this **18th day of June, 2026**, between **Scott Barrett, a single man**, whose post office address is **1902 Lynbrook Drive, Flint, MI 48507**, Grantor, to **PCHAN Property Investments LLC, a Florida limited liability company**, whose post office address is **2082 Orchid Street, Sarasota, FL 34239**, 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 Sarasota, Florida, to-wit:

Lot 6, Block 1, SOUTH GATE SUBDIVISION, UNIT 1, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 62, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

Printed Name: Juliette L Gettle

P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

Scott Barrett

WITNESSES #2:

Printed Name: Samantha Posner

P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of June, 2026, by Scott Barrett, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

Juliette L Gettle
Signature of Notary Public

Juliette L Gettle

Print, Type/Stamp Name of Notary

