

Prepared by and return to:
Thomas C. Tyler, Jr.
Thomas C. Tyler, Jr., P.A.
735 East Venice Avenue Suite 200
Venice, FL 34285
941-488-4422
File Number: BA-26.6871
\$270,000.00

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June 19, 2026 09:38:46 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed \$1,890 00



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Warranty Deed

This Warranty Deed made this 18th day of June, 2026 between R & L Ventures LLC, a Florida limited liability company whose post office address is 6862 Van Camp Street, North Port, FL 34291, grantor, and Cody Barfield and Angela Marie Barfield, husband and wife whose post office address is 1736 Sontana Street, North Port, FL 34291, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

Lot 7, Block 1735 Thirty-Sixth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 16, Pages 3, 3A through 3M, inclusive, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0970173507
1736 Sontana Street, North Port, FL 34291

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, 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 **December 31, 2025**.

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:

Jeanette Peterson
Witness Name: Jeanette Peterson
Witness Address: 735 E. Venice Ave
Venice, FL 34285

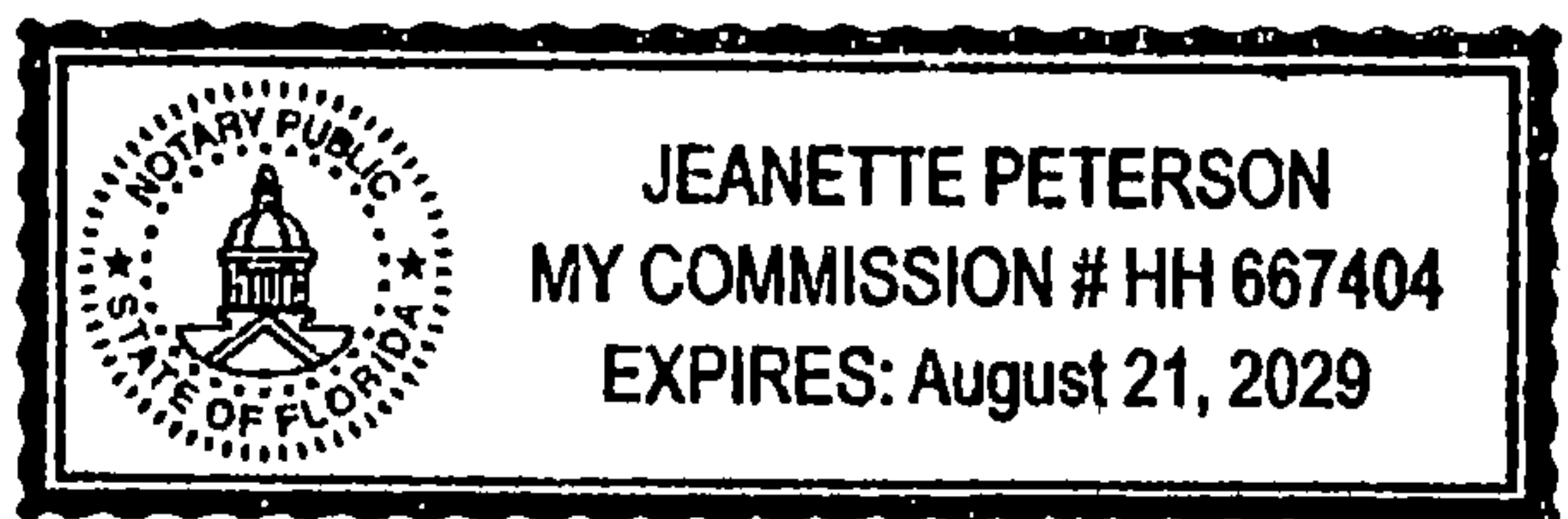
Thomas Tiden
Witness Name: Thomas Tiden
Witness Address: 735 E Venice Ave
Venice FL 34285

R & L Ventures LLC, a Florida limited liability company
By: *Lenae Butler*
Lenae Butler, Manager

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of June, 2026 by Lenae Butler, Manager of R & L Ventures LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Jeanette Peterson
Notary Public
Printed Name: Jeanette Peterson
My Commission Expires: _____