

This Instrument Prepared by and Return to:

Heather Jacobs

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260799

Parcel ID: **0983-04-6622**

Florida Documentary Stamps in the amount of **\$1,540.00** have been paid hereon.

6/22/2026 12:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3510456

Doc Stamp-Deed: \$1,540.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **22nd day of June, 2026** by

Mandy Lin Boone, as Personal Representative of the Estate of John A. Boone Jr.,

whose post office address is 2170 Brancusi Avenue, North Port, FL 34288,

herein called the Grantor, to

Richard Wood, a Married Man,

whose post office address is 205 Thrasher Court, Ludowici, GA 31316,

hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TWO HUNDRED TWENTY THOUSAND AND 00/100 (**\$220,000.00**) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Sarasota County, State of Florida, viz.:

Lot 22, Block 466, of the 8th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 12, Pages 20 through 20Z2, of the Public Records of Sarasota County, Florida.

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, and hereby 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 January 1, 2026.

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

Signed, sealed, and delivered in the presence of:

Witness #1:



Signature

Heather T Jacobs

Printed Name

2091 Tamiami Trail, Unit B, Port Charlotte, FL 33948

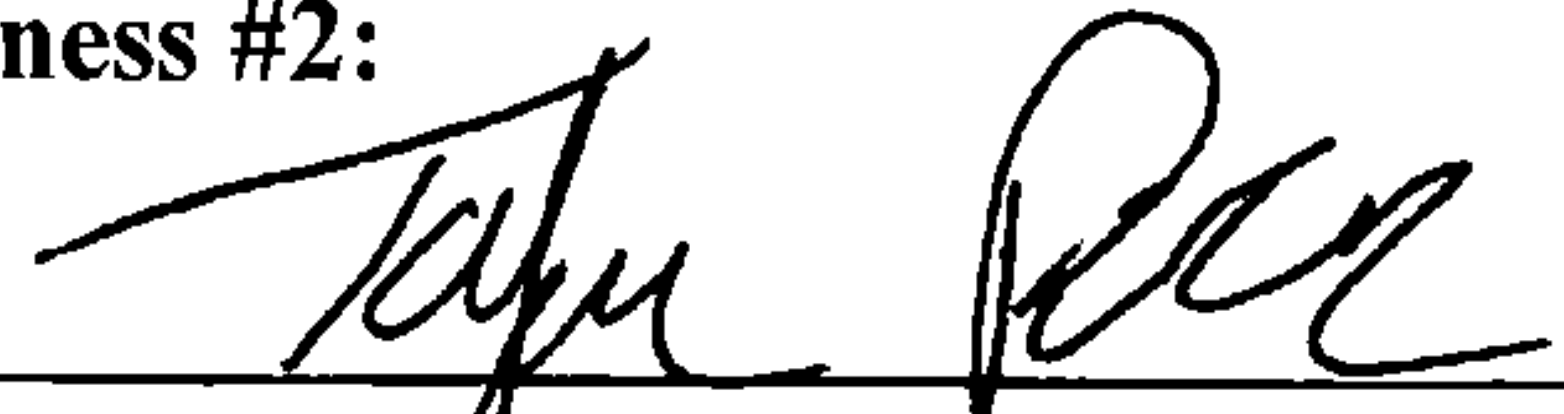
Full Address

Estate of John A. Boone Jr.



Mandy Lin Boone, Personal Representative

Witness #2:



Signature

Taylor Parr

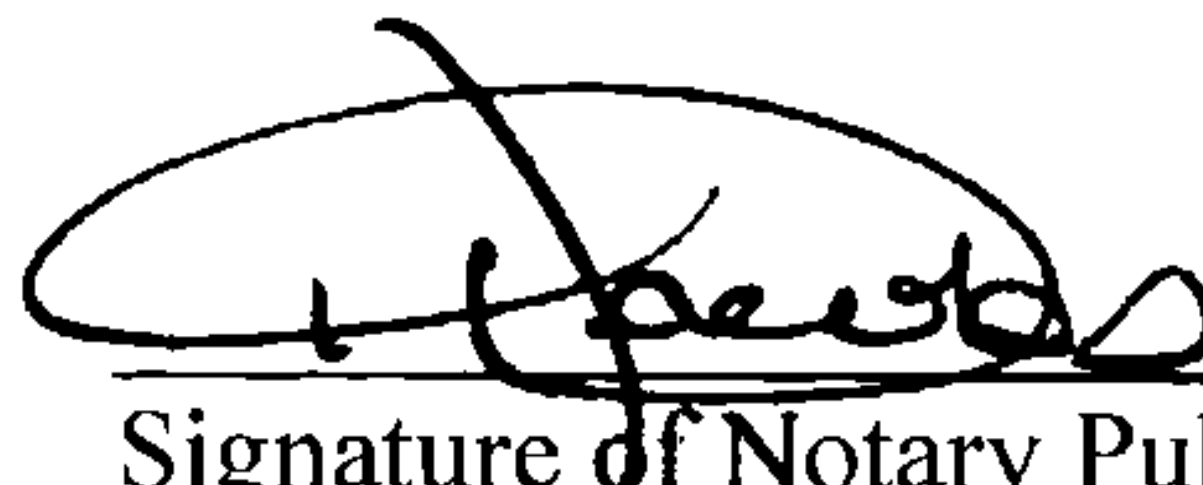
Printed Name

2091 Tamiami Trail, Unit B, Port Charlotte, FL 33948

Full Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 19 day of June, 2026, by Mandy Lin Boone, () who is/are personally known to me or (X) who has/have produced Drivers License as identification.



Signature of Notary Public

Heather T Jacobs

Print, Type/Stamp Name of Notary

