

Prepared by:

Robert Vaughan
6925 Bonner Ave.

Clearwater, FL 33761

Record and Return and Mail Tax Bill to:

Land Supplier, LLC

6925 Bonner Ave.

Clearwater, FL 33761

6/22/2026 3:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510784

Doc Stamp-Deed: \$42.00

Parcel ID: 1150216106

WARRANTY DEED

Made this June 18, 2026 by Morgan Dempsey, a single woman, whose post office address is: 107 ½ S Main Street, Adrian, MI 49221, hereinafter called the grantor, to Land Supplier LLC, a Delaware Limited Liability Corporation, whose post office address is: 6925 Bonner Ave., Clearwater, FL 33761, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of \$10.00 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 situated in Sarasota County and State of Florida, viz:

Lot 6, Block 2161, of 45th ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the Plat thereof, as recorded in Plat Book 19, Page 38, of the Public Records of Sarasota County, Florida.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property.

Subject property is VACANT LAND AND IS NOT the homestead property of the grantor.

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 to December 31, 2026.

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this Deed, the day and year above written.

Signed, sealed and delivered in our presence:

Charline M Feltner
Witness Signature

Morgan Dempsey
Morgan Dempsey - Grantor

Charline M Feltner
Print Witness Name

5813 Monroe St. Sylvania OH 43560
Print Witness Address

Chelsea Rose
Witness Signature

Chelsea Rose
Print Witness Name

5813 Monroe St. Sylvania OH 43560
Print Witness Address

State of Ohio

County of Lucas

I am a notary public of the State of Ohio

My commission expires: 5-11-2031

The foregoing instrument was acknowledged before me by means of physical presence, this 18th day of June, 2026 by Morgan Dempsey - Grantor, who is () personally known to me and/or who (X) has produced identification. drivers license

Charline M Feltner
Notary Public

Print notary name: Charline M Feltner



CHARLINE M FELTNER
Notary Public
State of Ohio
My Comm. Expires
May 11, 2031