

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026086444 2 PG(S)

6/24/2026 2:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512037



Prepared by and Return to:
Ranee Polis, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

Doc Stamp-Deed: \$119.00

File No.: 267616-95

WARRANTY DEED

This indenture made on **June 24, 2026** by **Vero Atlantic 2 LLC, a Florida Limited Liability Company**, whose address is: 1401 Highway A1A, Ste. 202, Vero Beach, FL 32963 hereinafter called the "grantor", to **Freedom House Buyers LLC, a Florida Limited Liability Company**, whose address is: 2584 Commerce Parkway, North Port, FL 34289, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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 situate in **Sarasota County, Florida**, to-wit:

Lot 17, Block 805, 19TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, Page(s) 7, 7A through 7P, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0963080517

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

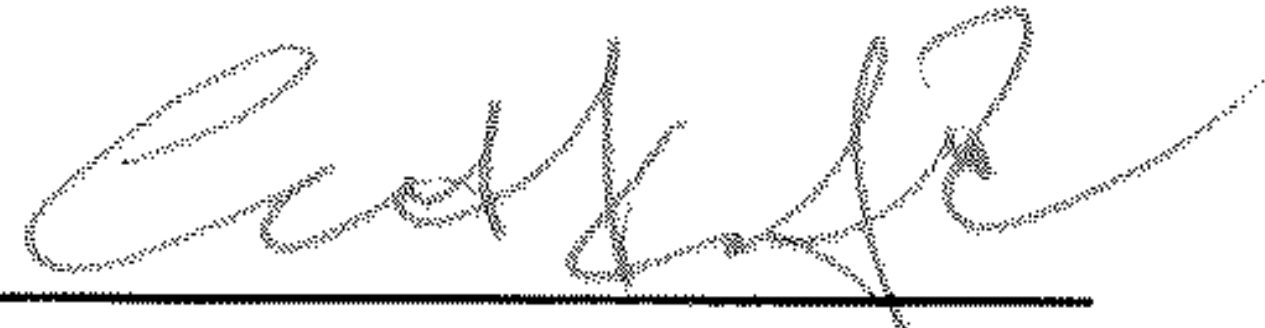
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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 31st of 2025.

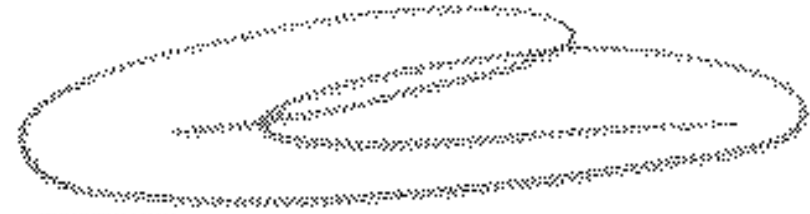
In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Vero Atlantic 2 LLC, a Florida Limited Liability Company

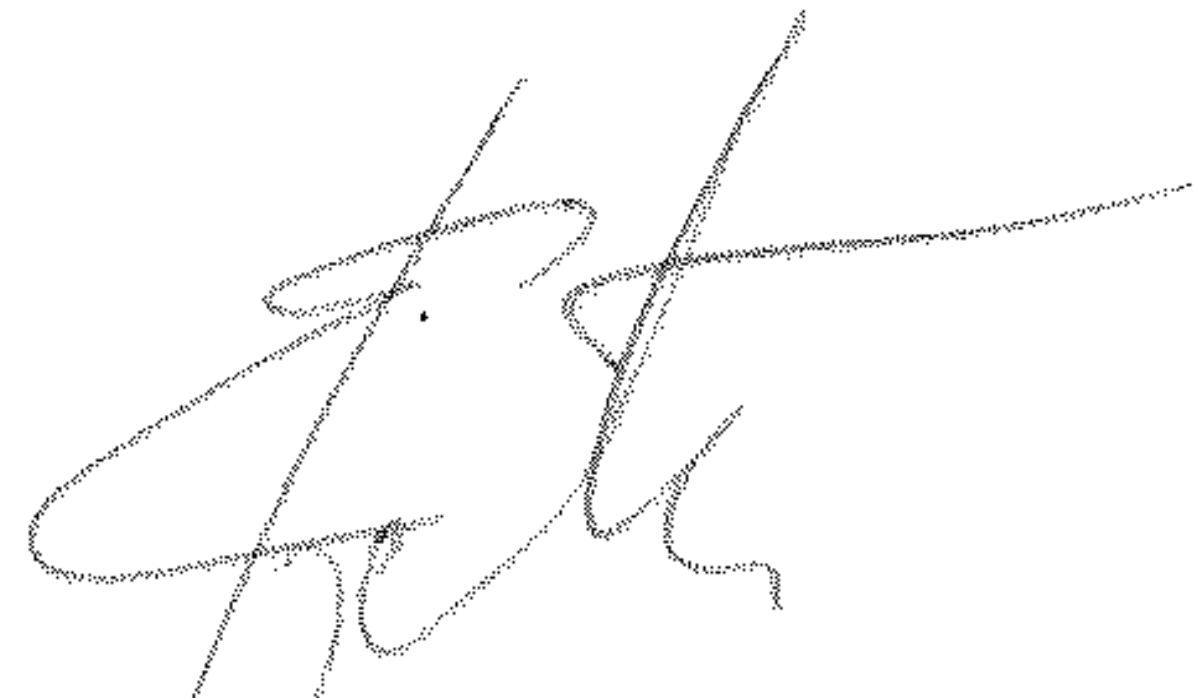


By Alfred J. Koontz III, Managing Member

Signed, sealed and delivered in our presence:



1st Witness Signature



2nd Witness Signature

Print Name: Cindy J. Garcia

Print Name: EDGAR SOTERO

Address: 1575 Indian River Blvd.

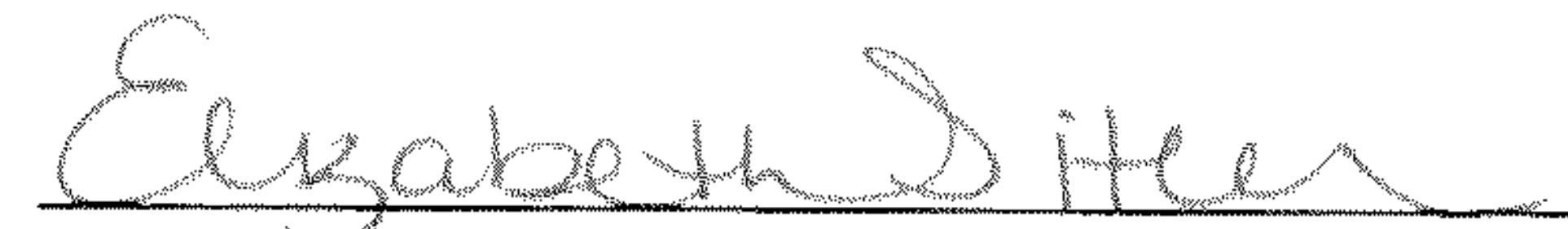
Address: 1500 HIGHWAY A1A

Suite C230, Vero Beach FL 32960 VERO BEACH FL 32963

State of Florida

County of Indian River

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or () online notarization on June 16th, 2026, by **Alfred J. Koontz III, Managing Member of Vero Atlantic 2 LLC, a Florida Limited Liability Company**, who ☒ is/are personally known to me or who () produced a valid FL Drivers License as identification.



Notary Public Signature

Printed Name: Elizabeth Sitler

My Commission Expires: 10/26/2027

(NOTARY SEAL)

