

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026087245 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512641

Doc Stamp-Deed: \$1,540.00

Consideration: \$220,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: T.R. Smith, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-49169-002

Property Appraiser's Parcel ID No.: 0954-14-2522

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 24th day of June, 2026, by and between **BYRON JAMES CHAPMAN, A SINGLE MAN**, whose address is 7817 173rd Road, Live Oak, FL 32060, and **BARRY JOHN CHAPMAN, A SINGLE MAN**, whose address is 7817 173rd Road, Live Oak, FL 32060 (hereinafter "GRANTOR"), and **LOGAN KEITH CUMBERLAND, A SINGLE MAN**, whose address is 4268 Backensto Street, North Port, FL 34291, and **RILEY CATE PAYNE, A SINGLE WOMAN, TOGETHER AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP**, whose address is 4268 Backensto Street, North Port, FL 34291 (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 22, BLOCK 1425, TWENTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 13 AND 13A THROUGH 13N, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with 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 does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Nicole Washington
Printed Name Nicole Washington
P.O. Address 1307 Myra St
Live Oak FL 32064

Byron James Chapman
Barry John Chapman

(2) Marijuana P. Van Dyck
Printed Name Marijuana P. Van Dyck
P.O. Address 21042 121st Dr
O'Brien, FL 32071

STATE OF FLORIDA

COUNTY OF Suwannee

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 20 day of June, 2026, by Byron James Chapman and Barry John Chapman, () who are personally known to me or (X) who have produced Drivers License as identification.

Marijuana P. Van Dyck
Signature of Notary Public

Marijuana P. Van Dyck
Print, Type/Stamp Name of Notary

My Commission Expires: 3/3/28

(AFFIX SEAL)

