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6/29/2026 11:08 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513301

Prepared by and return to:

Lisa K. Hillman

NORTH PORT TITLE, LLC

13801 Tamiami Trail Suite C

North Port, FL 34287

941-423-0360

260330

Doc Stamp-Deed: \$175.00

Page 1 of 2

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Warranty Deed

This Warranty Deed made this 26 day of June 2026, between **Global Projects Sweet Homes, LLC, a Florida Limited Liability Company** whose post office address is **10905 Estates Del Sol Drive, Riverview, Florida 33579**, grantor, and **Karen Sitzenstock and Charles K. Sitzenstock, wife and husband** whose post office address is **1504 Heath Lane, North Port, Florida 34286**, 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 4, Block 112, Of SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the map or plat thereof, as Recorded in Plat Book 12, Pages 19 and 19A Thru 19N, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1005011204

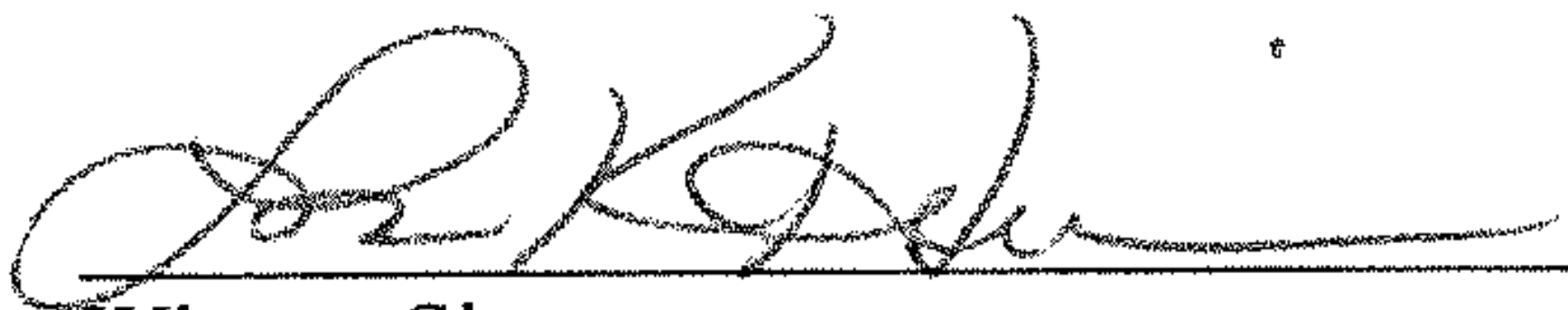
Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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

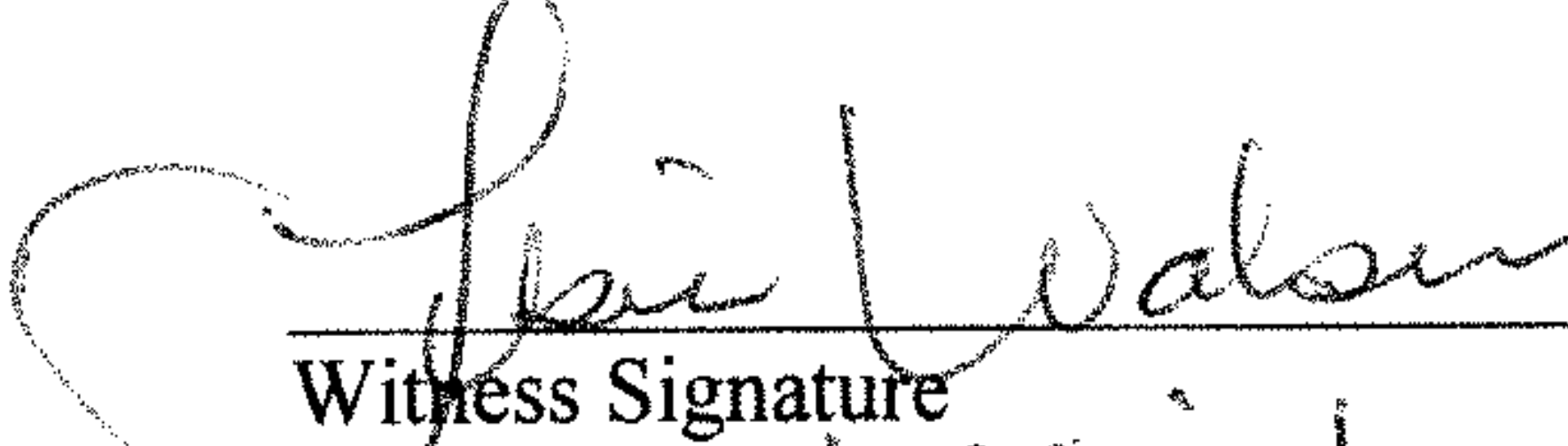
To Have and to Hold, the same in fee simple forever.

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, 2024**.

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:

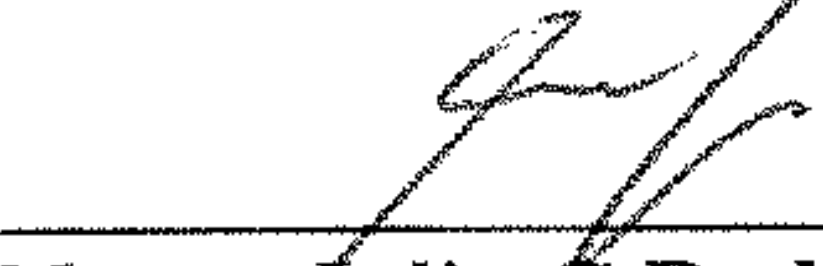


Witness Signature
Print Name: Lisa K Hillman
13801 Tamiami Trail, Suite C, North Port, Florida 34287

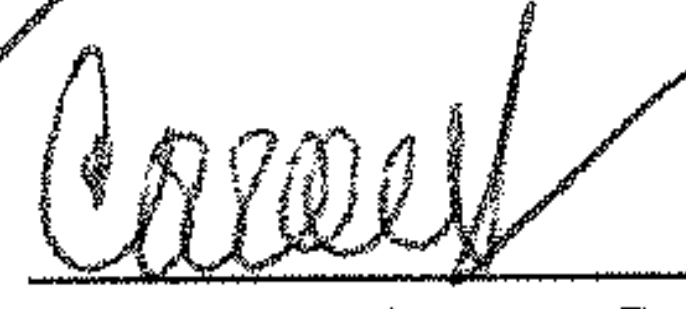


Witness Signature
Print Name: Leslie Walsh
13801 Tamiami Trail, Suite C, North Port, Florida 34287

Global Projects Sweet Homes, LLC



Name: **Julio C Rodriguez**
Title: **Manager**

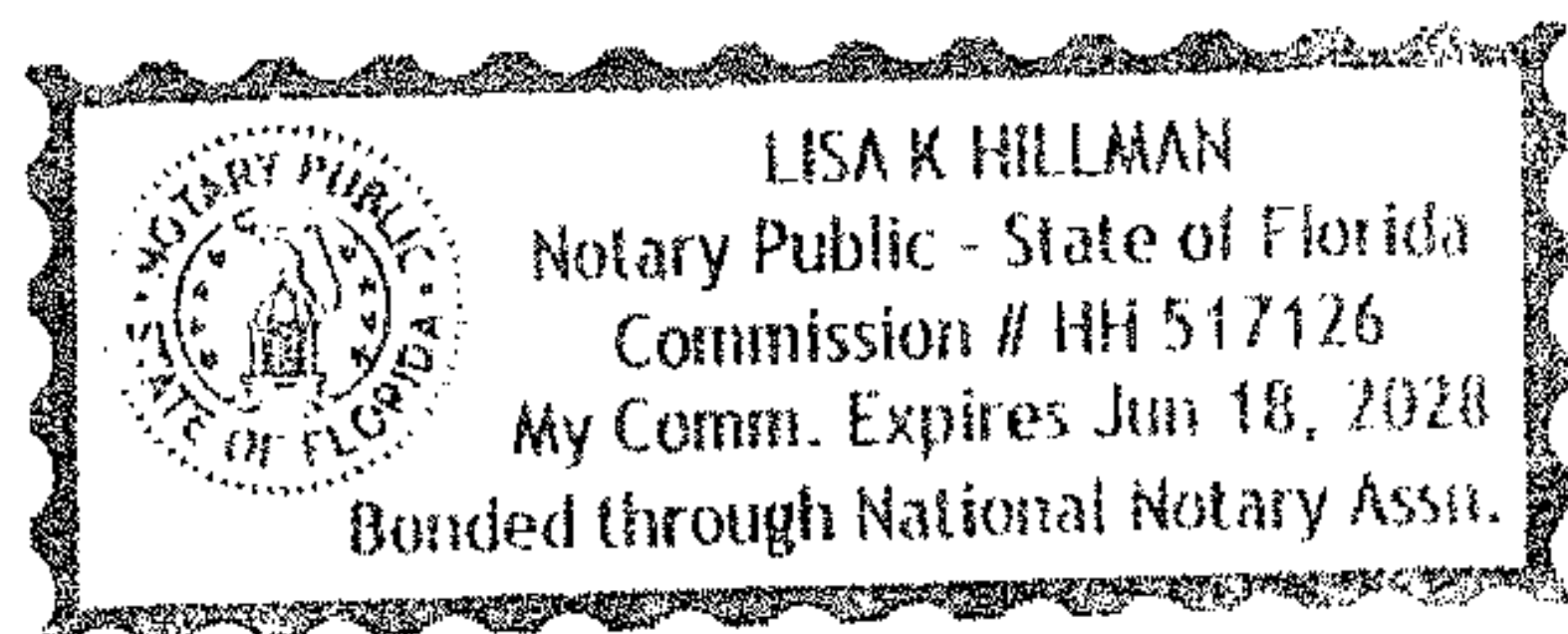


Name: **Diana C Rodriguez**
Title: **Manager**

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 26 of June, 2026 by Julio C Rodriguez and Diana C Rodriguez - Managers, Global Projects Sweet Homes, LLC, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)





Notary Public
Printed Name: _____
My Commission Expires: _____