

Consideration: \$243,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-49462-001

Property Appraiser's Parcel ID No.: 0998248413

(FOR INFORMATIONAL PURPOSES ONLY)

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026088466 2 PG(S)**

6/29/2026 2:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513576

Doc Stamp-Deed: \$1,701.00

WARRANTY DEED

THIS WARRANTY DEED, is made this 29th day of June, 2026, by and between **Dean Real Estate Group LLC, an Illinois Limited Liability Company**, whose address is **11593 Brightly Drive, Venice, FL 34293** (hereinafter "GRANTOR"), and **Nicholas Buchanan, a single man**, whose address is **15555 Render Way, 5108, Nokomis, FL 34275** (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 13, BLOCK 2484, FIFTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 21, PAGES 7, 7A THROUGH 7H, 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(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) Dorothy Michel
Printed Name Dorothy Michel
P.O. Address 610Uptown Blvd #4100
Cedar Hill TX 75104

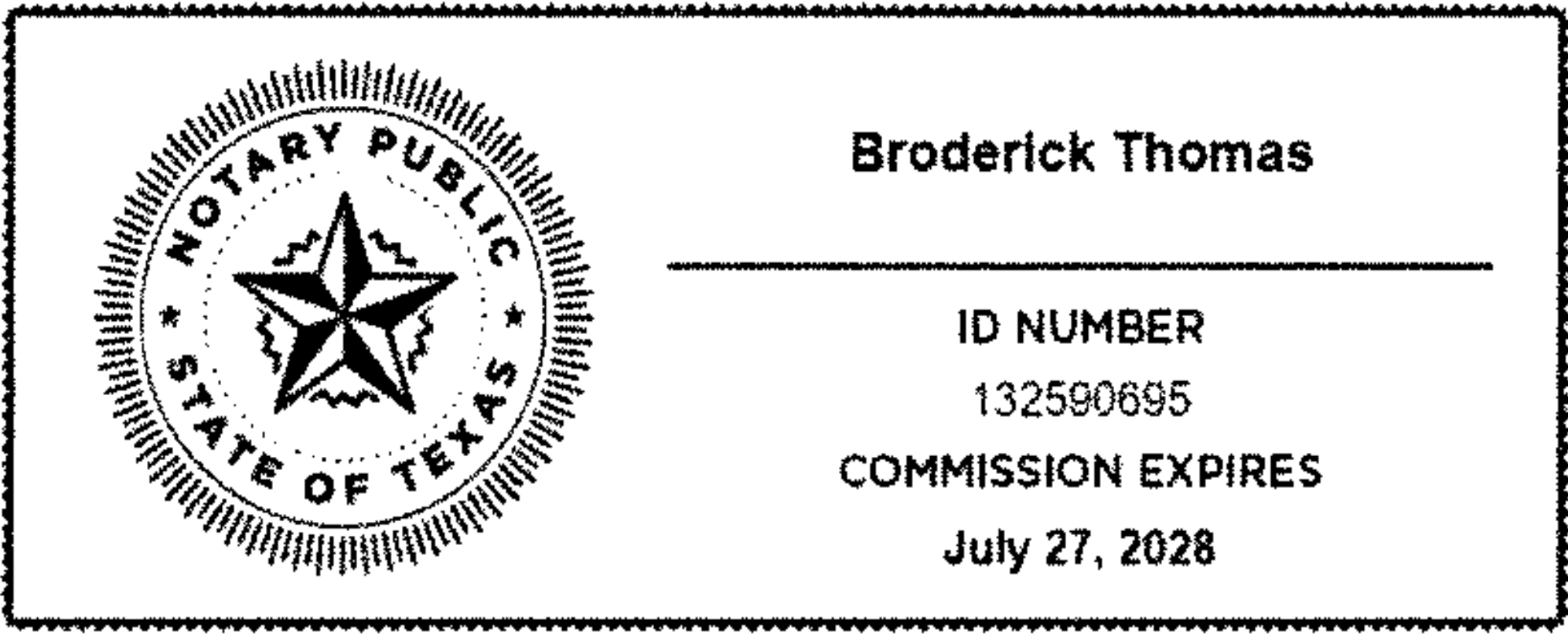
Dean Real Estate Group LLC, an Illinois Limited Liability Company
By: Sheri Dean
Sheri Dean, Sole Managing Member

(2) Broderick Thomas
Printed Name Broderick Thomas
P.O. Address 600 W. 6th Street, Suite 400
Fort Worth, TX 76102

STATE OF Texas
COUNTY OF Tarrant

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 26th day of June, 2026, by Sheri Dean, Sole Managing Member of Dean Real Estate Group LLC, a IL Limited Liability Company, on behalf of the company, () who is/are personally known to me or (✓) who has/have produced Driver License as identification.

Broderick Thomas
Signature of Notary Public
Broderick Thomas
Print, Type/Stamp Name of Notary



Electronically signed and notarized online using the Proof platform.