

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026091299 2 PG(S)**

Prepared by and return to:
Cynthia Goodrich
Equity Title, LLC
801 Florida Avenue S, Suite 8
Lakeland, FL 33801

7/6/2026 12:27 PM

**KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3515857

File No 26-0414A

Doc Stamp-Deed: \$105.00

Parcel Identification No 0957071135

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the ^{2nd CG} 6th day of July, 2026 between **Americore Enterprises, LLC**, a Florida Limited Liability Company, whose post office address is 3208 East Colonial Drive, #452, Orlando, FL 32803, of the County of Orange, Florida, Grantor, to **Dana Haynes**, whose post office address is 3968 Ulman Avenue, North Port, Florida, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 35, Block 711, ADDITION TO PORT CHARLOTTE SUB, a subdivision according to the plat thereof recorded in **Plat Book 13, Page 16**, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

Subject property is not the homestead property of the Grantor.

TO HAVE AND TO HOLD the same in fee simple forever.

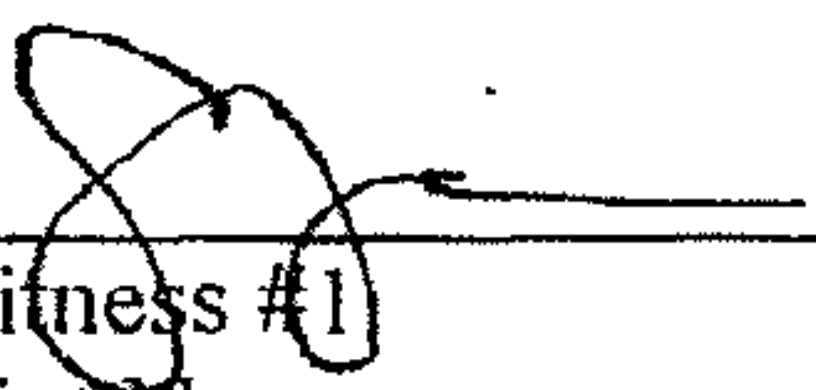
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Americore Enterprises, LLC, a Florida Limited Liability Company

By: S. David Peters
S. David Peters, Authorized Member


Witness #1
Print Name: Sonia Jaimes
Address: 801 S. Florida Ave.
Lakeland, FL 33801

Cynthia Goodrich
Witness #2
Print Name: Cynthia Goodrich
Address: 801 S. Florida Ave.
Lakeland, FL 33801

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 2nd day of July, 2026, by S. David Peters, Authorized Member of Americore Enterprises, LLC, a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

Notarized online using audio-video communication technology

Cynthia Goodrich
Signature of Notary Public
Cynthia Goodrich
Print, Type/Stamp Name of Notary

