

7/10/2026 12:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518201



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: \$140.00

File No.: 267859-95

WARRANTY DEED

This indenture made on **July 10, 2026** by **JT Swanson LLC, A Florida Limited Liability Company**, whose address is: 17720 Palmiste Dr, Bradenton, FL 34202 hereinafter called the "grantor", to **James Robert Staudenmaier and Maria Lori Anne Staudenmaier, husband and wife**, whose address is: 3309 Waterloo Ter, North Port, FL 34286, 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 16, Block 809, NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, Page 7, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0963080916

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.

JT Swanson LLC, A Florida Limited Liability Company

Jeffrey Swanson
By Jeffrey Swanson, Owner

Signed, sealed and delivered in our presence:

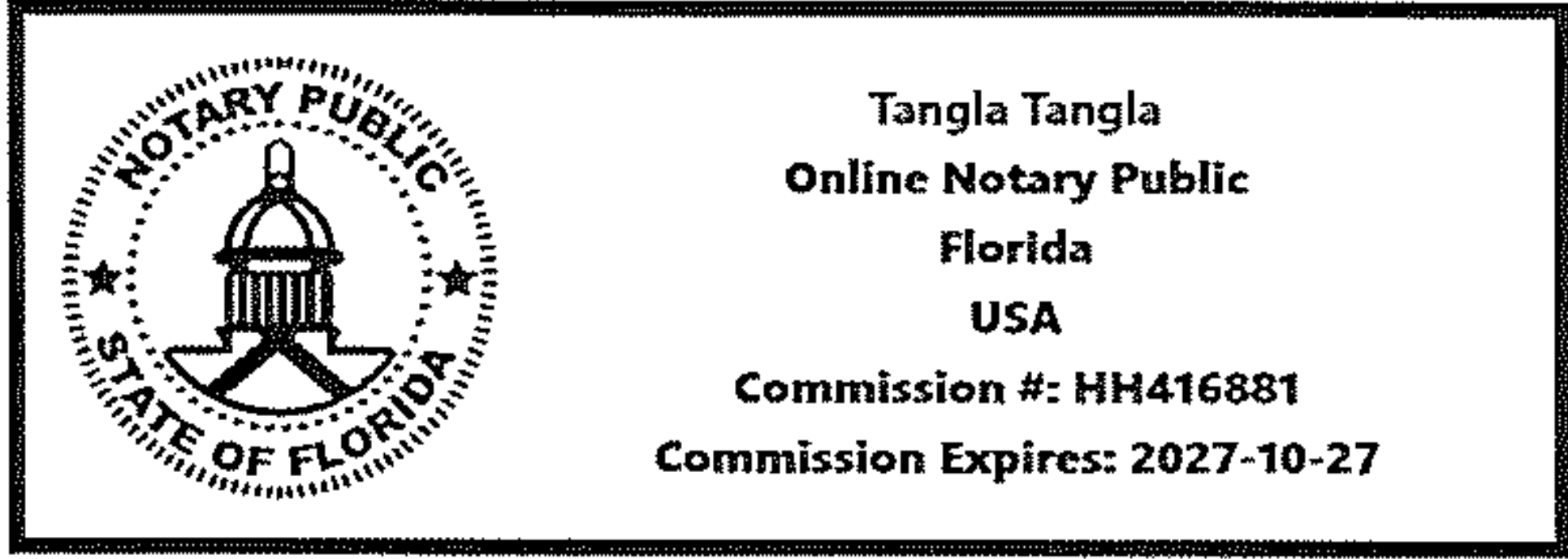
Keisela Lee
1st Witness Signature
Print Name: Keisela Lee
Address: 603 Fulton Rd Tallahassee FL 32312

Tangla Akins
2nd Witness Signature
Print Name: Tangla Akins
Address: 603 Fulton Rd Tallahassee FL 32312

State of Florida
County of Broward

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (✓) online notarization on July 9th 2026, by **Jeffrey Swanson, Owner of JT Swanson LLC, A Florida Limited Liability Company**, who () is/are personally known to me or who (✓) produced a valid FL DL as identification.

Tangla Akins
Notary Public Signature
Printed Name: Tangla Akins
My Commission Expires: 10/27/2027



(NOTARY SEAL) Notarized online using audio-video communication