

7/10/2026 3:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518524

Prepared By and Return To:
Lill Denham
Sarasota Title Services, Inc.
3380 Magic Oak Lane
Sarasota, FL 34232

Doc Stamp-Deed: \$1,837.50

File Number: 26-1079
Parcel ID: 0770-10-0017
Sale Price: \$262,500.00
Documentary Stamp Tax: \$1,837.50

WARRANTY DEED

This indenture made this 9th day of July, 2026 by **USA L&L LLC, a Florida Limited Liability Company** whose post office address is **1209 44th Avenue East, Bradenton, FL 34203**, Grantor, to **Trey Lantz and Cassie Lantz, husband and wife**, whose post office address is **1923 Par Place, Sarasota, FL 34240**, Grantee.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S. \$10.00) and other good and valuable consideration 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 26, Block 13, WARM MINERAL SPRINGS, UNIT 80, according to the plat thereof recorded in Plat Book 9, pages 11 and 11A, Public Records of Sarasota County, Florida.

A/K/A 300 San Lorenzo Avenue, North Port, FL 34287

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.

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

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

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:

Evan Fletcher
WITNESS PRINT NAME: **Evan Fletcher**
WITNESS ADDRESS: **3380 Magic Oak Lane**
Sarasota, Florida 34232

USA L&L LLC, a Florida Limited Liability Company

By: Loyd H. Glasgow, III, Manager

Kate Stromilova
WITNESS PRINT NAME: **KATE STROMILOVA**
WITNESS ADDRESS: **3380 MAGIC OAK LANE**
SARASOTA, FL 34232

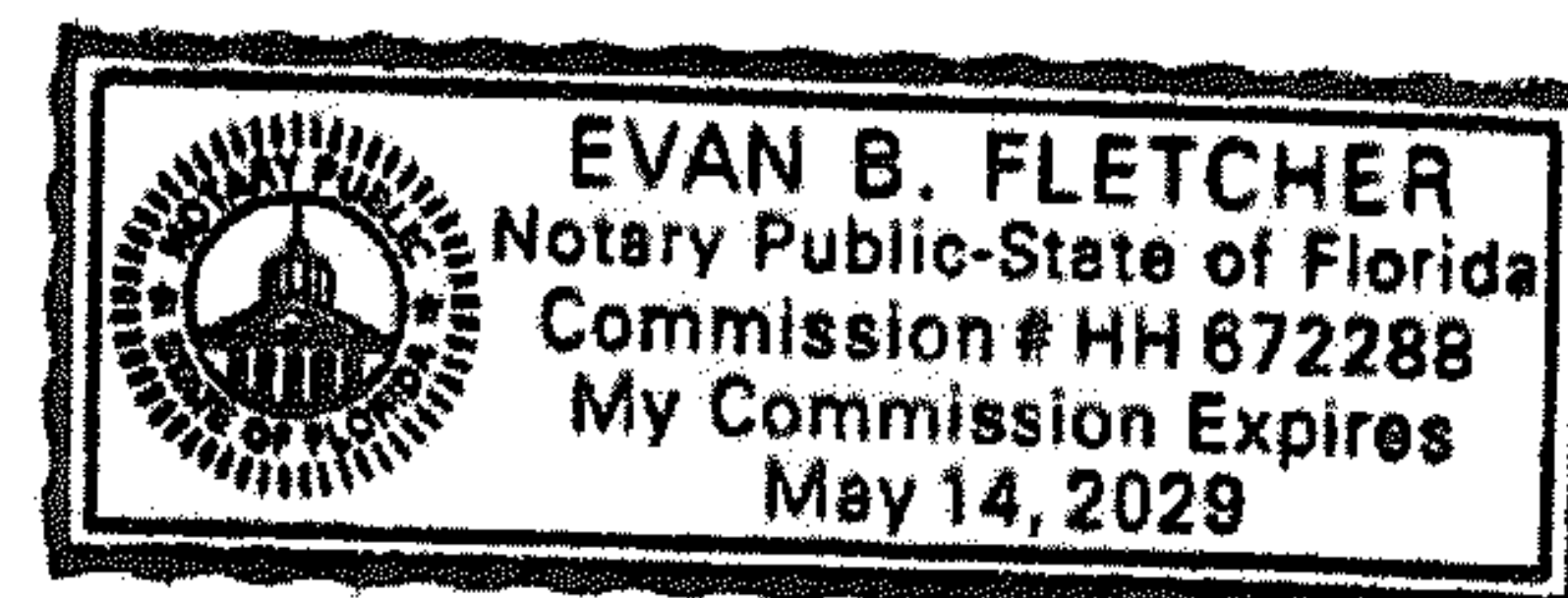
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization on this 9th day of July, 2026, by Loyd H. Glasgow, Manager on behalf of USA L&L LLC.

Evan B. Fletcher
NOTARY PUBLIC

Evan Fletcher
(Print or type name of Notary)

My Commission Expires:



Personally Known: _____ or Type of Identification Produced: Driver's License

Warranty Deed - Florida