

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026095709 2 PG(S)

7/14/2026 2:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3519599

Doc Stamp-Deed: \$133.00

Prepared by and return to:

Melissa Williams

Primo Title Group

110 Wildwood Road

DeLand, FL 32720

(866) 828-2156

File No 26-2048

Parcel Identification No 1119241804

(Space Above This Line for Data)

WARRANTY DEED

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

This indenture made the **14th day of July, 2026** between **Donna E. Nerney, a married woman**, whose post office address is **92 Mason Street, Rehoboth, MA 02769**, Grantor, to **Sun Real Development LLC, a Florida Limited Liability Company**, whose post office address is **401 North Birch Road, unit 1104, Fort Lauderdale, FL 33304**, 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: 0 Waldorf Dr, North Port, FL, 34288

Lot 4, Block 2418, Forty-Nine Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 21, Page(s) 1, of the Public Records of Sarasota County, Florida.

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 a homestead property.

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.

Signature Page to Follow

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:

Donna E. Nerney
Donna E. Nerney

1st Witness Signature: *Chantel Winfree*

Witness Address: _____

Witness Print: Chantel Winfree

3100 Gillespie St Houston TX 77020

2nd Witness Signature: *WJ*

Witness Address: _____

Witness Print: M Chappelle Wilson

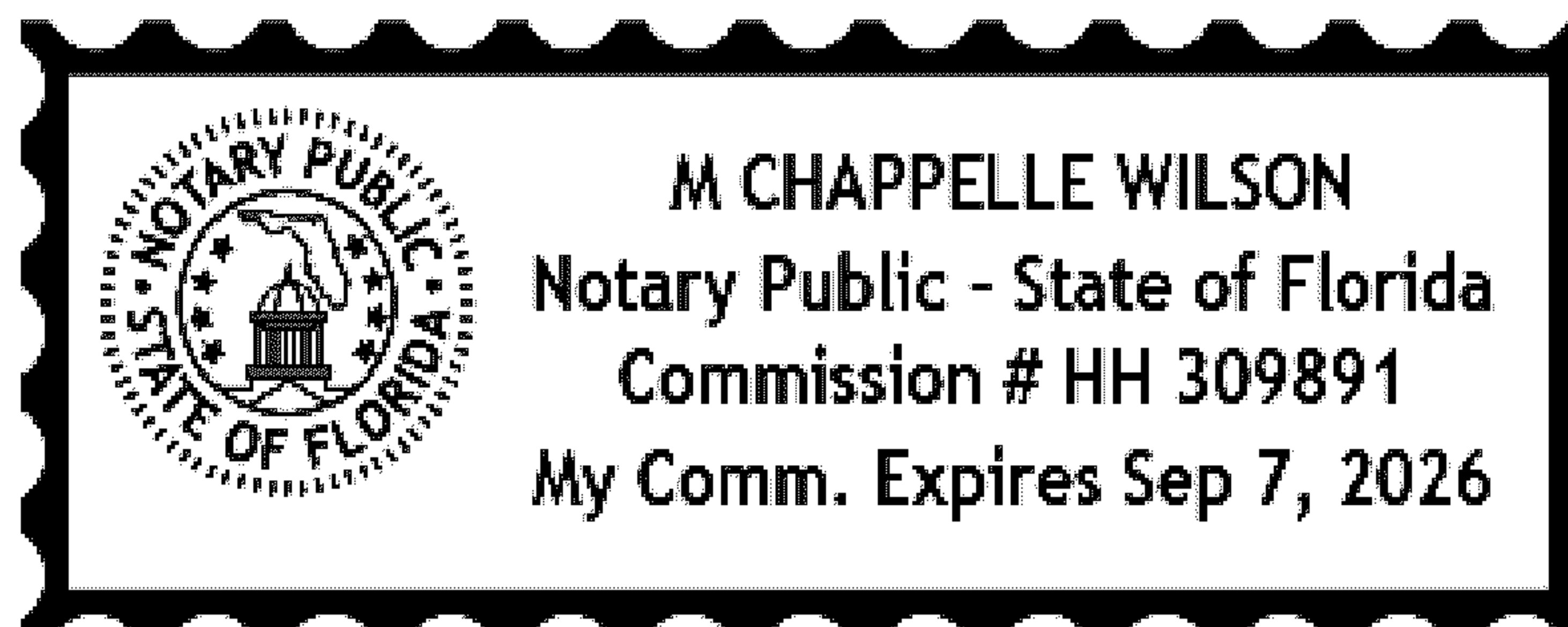
7707 Merrill Rd 8024 Jacksonville FL 32277

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of () physical presence or ☒ online notarization, this 13 day of July, 2026, by Donna E. Nerney, () who is/are personally known to me or ☒ who has/have produced MA DRIVERS LICENSE as identification.

WJ
Signature of Notary Public

M Chappelle Wilson
Print, Type/Stamp Name of Notary



Completed via Remote Online Notarization using 2 way Audio/Video technology.