

7/15/2026 3:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520257

Prepared by and return to:

Missy M. Clausen

ELT of Sarasota County

866 South Tamiami Trail

Unit 1

Port Charlotte, FL 33953

Doc Stamp-Deed: \$2,065.00

File No PC-26-90

Parcel Identification No 1006-02-1307

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 15th day of July, 2026 between **Steven Howard Lathrop, Individually and as Trustee of Steven Howard Lathrop Living Trust 2001 dated October 29, 2001, a married man, joined by his spouse, Charlene Marie Wagner**, whose post office address is 6084 Southwest 105th Place, Ocala, FL 34476, of the County of Marion, Florida, Grantor, to **Daniel Jared Curtis, an unmarried man**, whose post office address is 5314 Easter Terrace, North Port, FL 34286, 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 7, Block 213, Sixth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 11, Page(s) 34 and 34A through 34G, 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.

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:

Steven Howard Lathrop Living Trust 2001 dated October 29, 2001

By: Steven Howard Lathrop
Steven Howard Lathrop, Individually and as Trustee

Charlene Marie Wagner
Charlene Marie Wagner aka Charlene M Wagner

1088 SW 32nd LN
Ocala FL 34471
WITNESS 1 ADDRESS

1088 SW 32nd Lane,
Ocala, FL 34471
WITNESS 2 ADDRESS

Desiree Groo
WITNESS
PRINT NAME: Desiree Groo
Cathryn Groo
WITNESS
PRINT NAME: Cathryn Groo

STATE OF FLORIDA
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 10 day of July, 2026, by Steven Howard Lathrop, Individually and as Trustee of Steven Howard Lathrop Living Trust 2001 dated October 29, 2001 and Charlene Marie Wagner, (☐) who is/are personally known to me or (☒) who has/have produced Drivers License as identification.

Desiree Groo
Signature of Notary Public
Desiree Groo
Print, Type/Stamp Name of Notary

