

Prepared by:
John W. Monroe, Jr.
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, Florida 32502
File Number: A0458-169131

7/16/2026 4:11 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3520855

Parcel ID Number: 0969066330; 0969066331

Doc Stamp-Deed: \$210.00

Warranty Deed

This WARRANTY DEED, dated July 16, 2026 A.D. By:
Cape Coral Lots, Inc., a Florida corporation
whose address is: 4645 SE 11th Pl., Cape Coral, Florida 33904,
hereinafter called the GRANTOR, to:
Adams Homes of Northwest Florida, Inc., a Florida corporation
whose post office address is: 100 West Garden Street, Second Floor, Pensacola, Florida 32502,
hereinafter called the GRANTEE:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

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, viz:

Lot 30, Block 663, Fourteenth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 13, of the Public Records of Sarasota County, Florida.

Lot 31, Block 663, Fourteenth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 13, of the Public Records of Sarasota County, Florida.

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

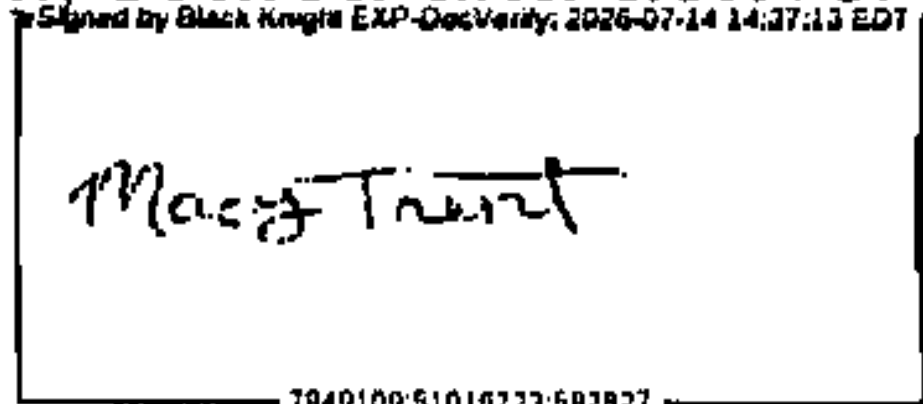
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that except as above noted, 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.

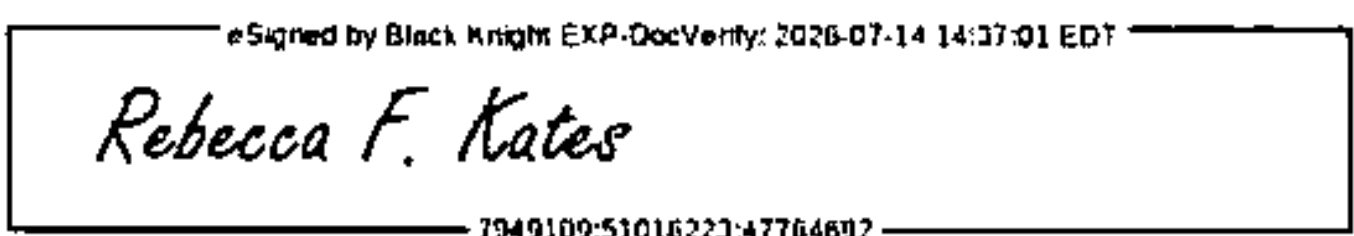
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:


Sign _____
784910951016223-582827

Witness Printed Name Macy N. Trent

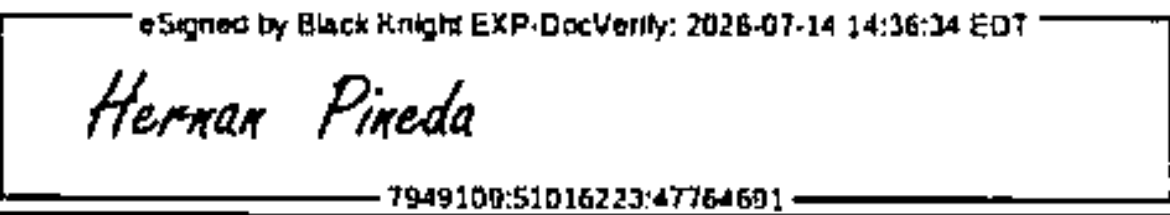
Address: 30 S. Spring St., Pensacola, FL 32502


Sign _____
784910951016223-47764892

Witness Printed Name: Rebecca F. Kates

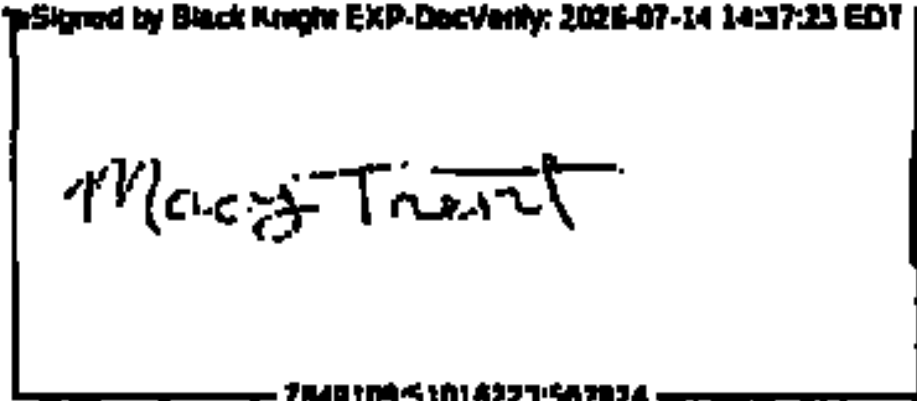
Address: 30 S. Spring St., Pensacola, FL 32502

State of Florida
County of Escambia

Cape Coral Lots, Inc., a Florida corporation
BY:  (Seal)
Hernan Pineda, President

The foregoing instrument was sworn to, subscribed and acknowledged before me this 07/14/2026, by means of () physical presence or (x) online notarization, by Hernan Pineda, President of Cape Coral Lots, Inc., a Florida corporation, who is personally known to me or who has produced a valid Drivers License as identification.

MACY TRENT
Notary Public-State of Florida
Commission No. HH 614507
My Commission Expires Nov 20, 2028



784910951016223-507824
Notary Public

Notarial Act Performed by Audio visual communication