

Prepared by and Return to:
Nicholas Flues
2416 Hagerick Lane
North Port, FL 34288
Parcel ID: 1137163224

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 16 day of July, 2026 by Nicholas Flues a married man joined by Heather Flues, his wife, whose post office address is 2416 Hagerick North Port, FL 34288, herein called the Grantor, to Nicholas Flues and Heather Flues, husband and wife, whose post office address is 2416 Hagerick North Port, FL 34288, hereinafter called the Grantee:

(Wherever used herein the terms "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 AND 00/100 (\$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, State of Florida, viz.:

Lot 24, Block 1632, of the 33rd ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the plat thereof, as recorded in Plat Book 15, Pages 17, 17A through 17N, of the Public Records of Sarasota County, Florida.

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 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, and hereby 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 January 1, 2026.

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:

Melanie Stemmer
1st Witness Signature
Melanie Stemmer
Printed Name
5164 Mojave Ave
North Port FL 34288
Full Address

Nicholas Flues
Nicholas Flues
Heather Flues
Heather Flues

Edward C. Rodriguez
2nd Witness Signature
Edward C. Rodriguez
Printed Name
5158 Pinson Dr
North Port, FL 34288
Full Address

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097339 1 PG(S)
July 17, 2026 09:58:00 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

STATE OF Florida
COUNTY OF Charlotte

Doc Stamp-Deed: \$0.70



The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 16 day of July, 2026, by Nicholas Flues and Heather Flues, () who are personally known to me or () who have produced Licenses as identification.

Cynthia Logan
Signature of Notary Public
Cynthia Logan
Print, Type/Stamp Name of Notary

