

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097677 2 PG(S)

Prepared by and return to:
PATRICK SEIDENSTICKER, ESQ.



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7/17/2026 2:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521243

Doc Stamp-Deed: \$1,785.00

Consideration: \$255,000.00
Documentary Stamps: \$1,785.00
Recording Fees: \$18.50

Sarasota County Parcel ID No.: 0810030156

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17th day of July, 2026, between **John Cannon Homes, Inc., a Florida corporation**, whose post office address is: 6710 Professional Parkway, Suite 100, Sarasota, FL 34240 ("Grantor"), and **Alan W. Clark, a single man**, whose post office address is: 84 Nelson Drive, Burlington, CT 06013 ("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 and No/100 Dollars (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 156, EVERLY AT WELLEN PARK, according to the Plat thereof as recorded in Plat Book 57, Page(s) 66-106, of the Public Records of Sarasota County, Florida.

Together with:

Non-exclusive beneficial easement for Ingress and Egress and Development as contained in sections 15.2 and 15.3 of the Community Declaration for Everly as recorded January 30, 2023 in Official Records Instrument No. 2023015845, of the Public Records of Sarasota County, Florida.

SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS: Grantee shall commence construction of a single-family residence on the above-described lot by Grantor not earlier than 4 months, and not later than 6 months, following the date of this deed and thereafter diligently pursue such construction to completion. Construction is anticipated to be completed within 18 months after construction commences. Grantor may extend the time periods for commencement and completion of construction, from time to time, upon request from Grantee or if Grantor deems otherwise necessary, in each instance in Grantor's sole and absolute discretion, by written notice from Grantor delivered to Grantee. If Grantee fails to diligently pursue the completion of construction, or otherwise by Grantee's actions or omissions, cause delays in the completion of construction which extend completion of construction for a period of 18 months after construction commences, then Grantor shall have the option to repurchase the above-described lot and improvements at 80% (eighty percent) of the purchase price of the lot, plus 80% (eighty percent) of the costs of completed construction on the above described lot, which have been paid by Grantee to Grantor under the Construction Agreement, at the time of such repurchase. Grantee shall pay closing costs on the repurchase, including title insurance, documentary tax, recording costs, and prorations. This option shall terminate and be of no further effect upon the recording in the Public Records of Sarasota County, Florida, of an instrument to that effect executed by Grantor. In any legal proceeding to enforce or construe any provision of this option in which Grantor is the prevailing party, Grantee shall pay Grantor's attorney's fees and court costs for both trial and appellate proceedings.

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, if any, and taxes for the current year and thereafter.

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.

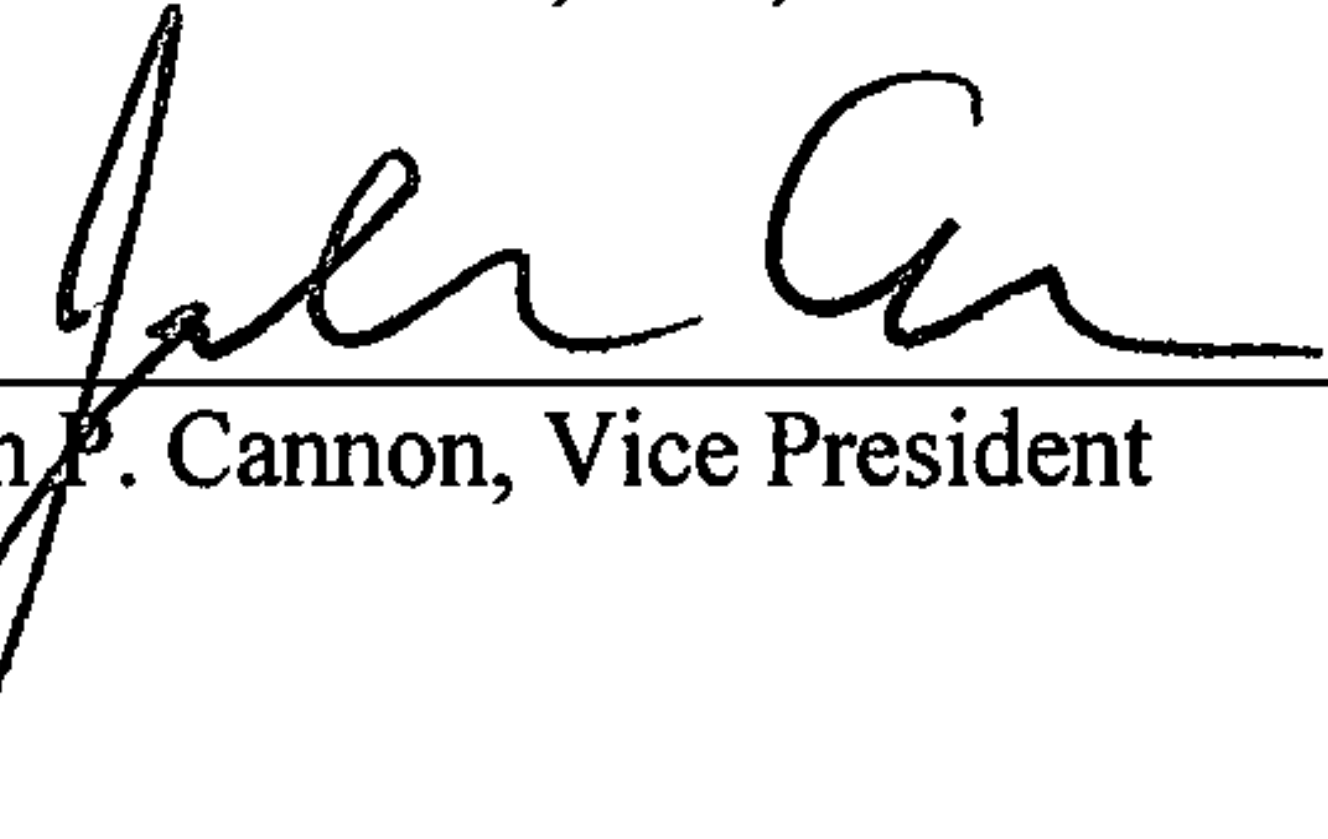
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in our presence:

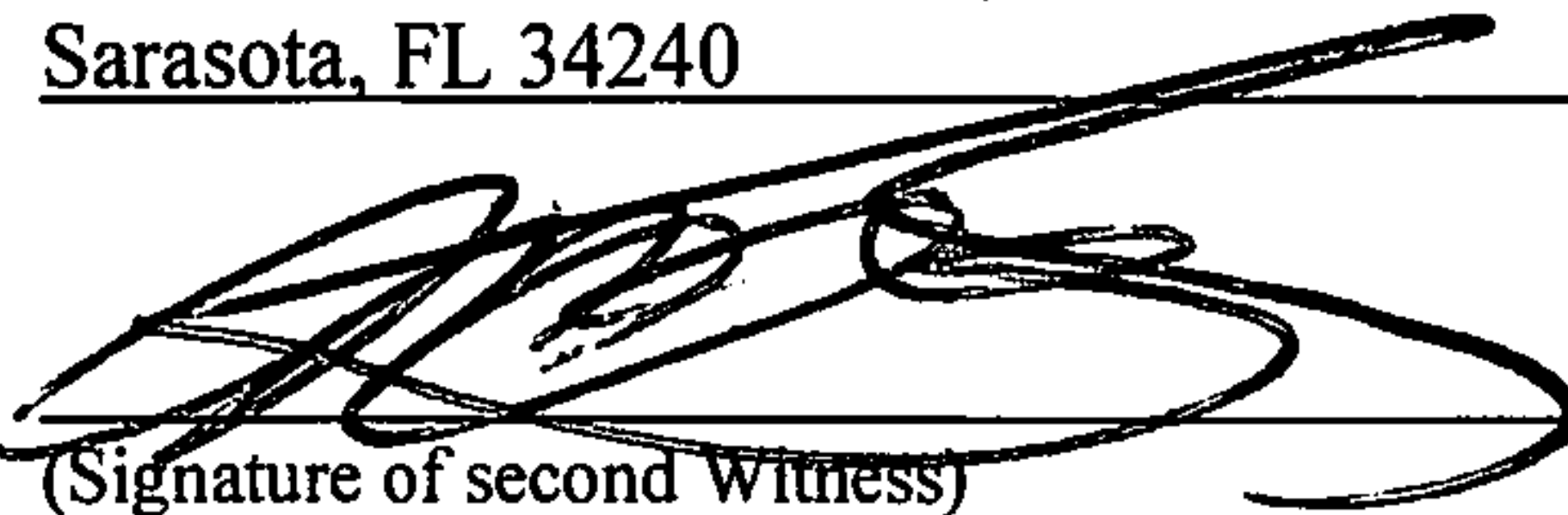
John Cannon Homes, Inc., a Florida corporation


(Signature of first Witness)

By: 
John P. Cannon, Vice President

TIM MARTIN
(Printed name of first Witness)

Address of first Witness:
6710 Professional Parkway, Suite 100
Sarasota, FL 34240


(Signature of second Witness)

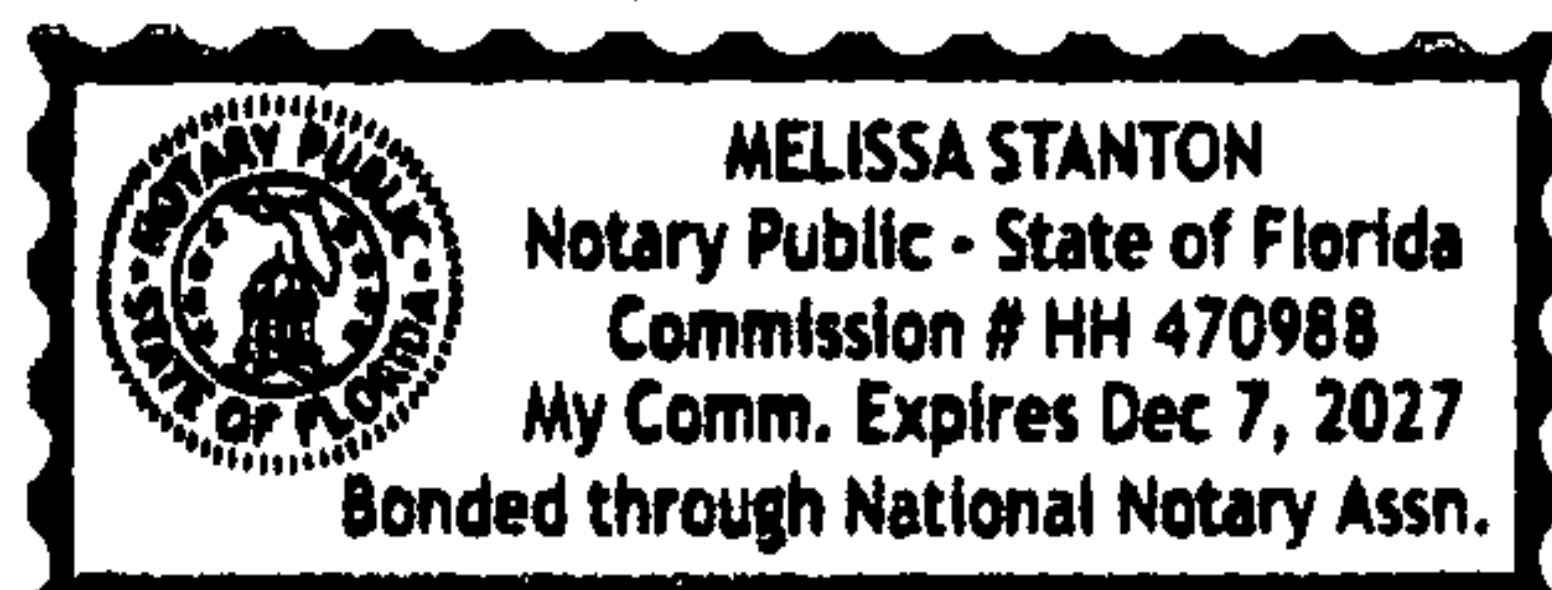
MIKE FINLEY
(Printed name of second Witness)

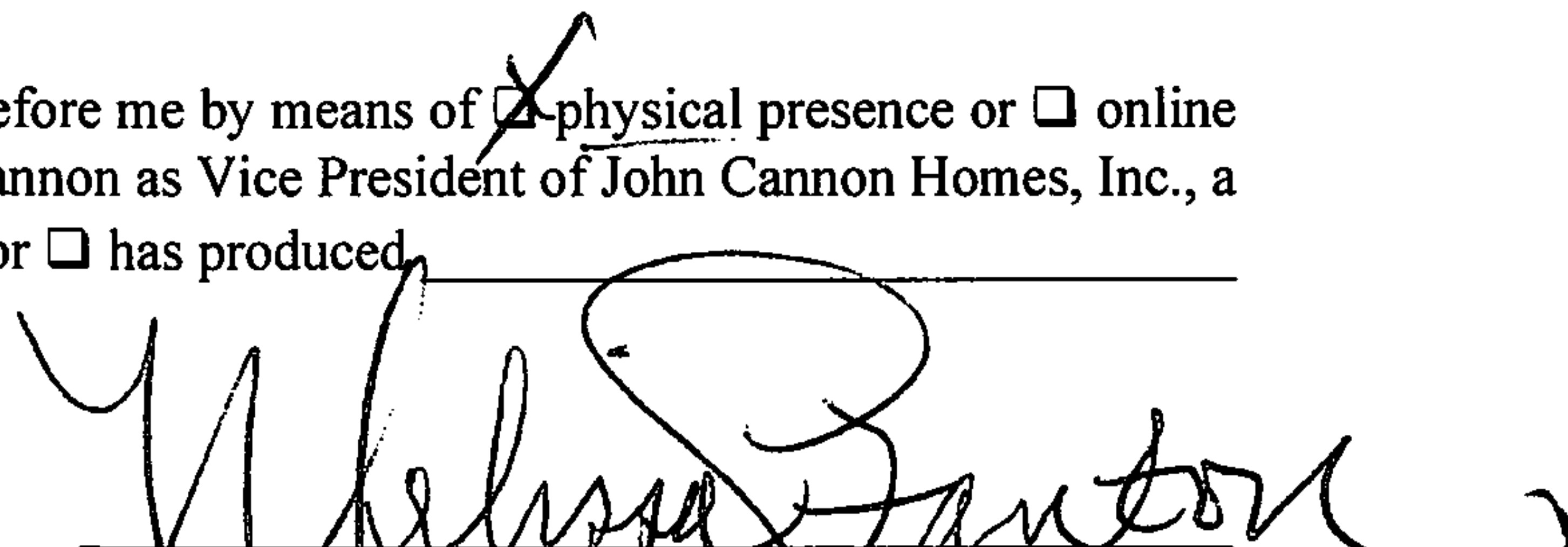
Address of second Witness:
6710 Professional Parkway, Suite 100
Sarasota, FL 34240

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of July, 2026, by John P. Cannon as Vice President of John Cannon Homes, Inc., a Florida corporation, who ☐ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)




Notary Public
Print Name: Melissa Stanton
My Commission Expires: 12.7.27