

This instrument is prepared by:

Marc H. Feldman
Feldman & Roback, Attorneys at Law
3908 - 26th Street West, Bradenton, Florida 34205

F&R File No. 26-8920 Parcel ID No. 0966051001

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097902 1 PG(S)

7/17/2026 4:20 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521443

Doc Stamp-Deed: \$910.00

WARRANTY DEED

Above space reserved for use by Clerk of Court

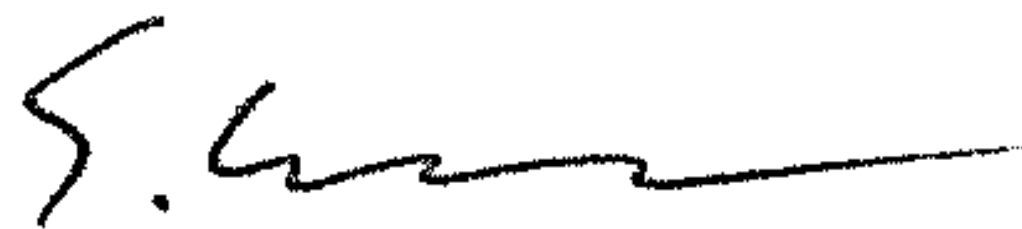
THIS DEED is made and executed by Scott P. Charters and Lenida M. Charters, husband and wife, whose address is 7522 Perennial Rd, North Port, FL 34291 ("Grantor") to Rapid Home Offer, LLC, a Florida limited liability company, whose address is 5342 Clark Rd #3064, Sarasota, FL 34223 ("Grantee").

For good and valuable consideration, receipt of which is acknowledged, Grantor hereby grants, bargains, sells and conveys to Grantee, the heirs, successors, and assigns of Grantee forever, the real property described as:

Lots, 1, 2 and 3, Block 510, Eleventh Addition to Port Charlotte Subdivision, as per plat thereof recorded in Plat Book 13, Page 2, of the Public Records of Sarasota County, Florida.

Grantor fully warrants the title to the above-described property and will defend the same against the lawful claims of all persons whomsoever. Subject to property taxes for the current calendar year and to any easements, reservations, and restrictions of record.

In Witness Whereof, this deed is signed in the presence of the Witnesses on 16 July 2026.

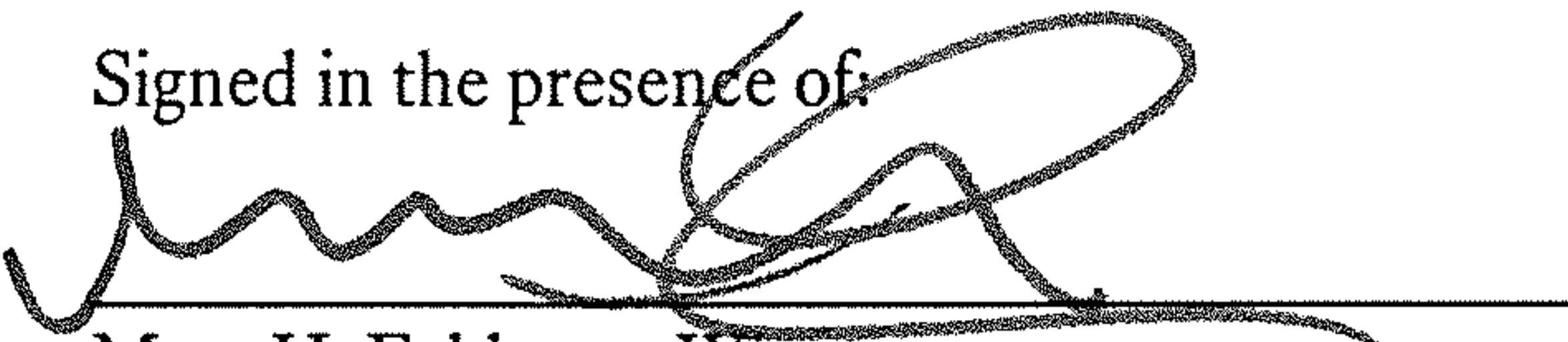


Scott P. Charters

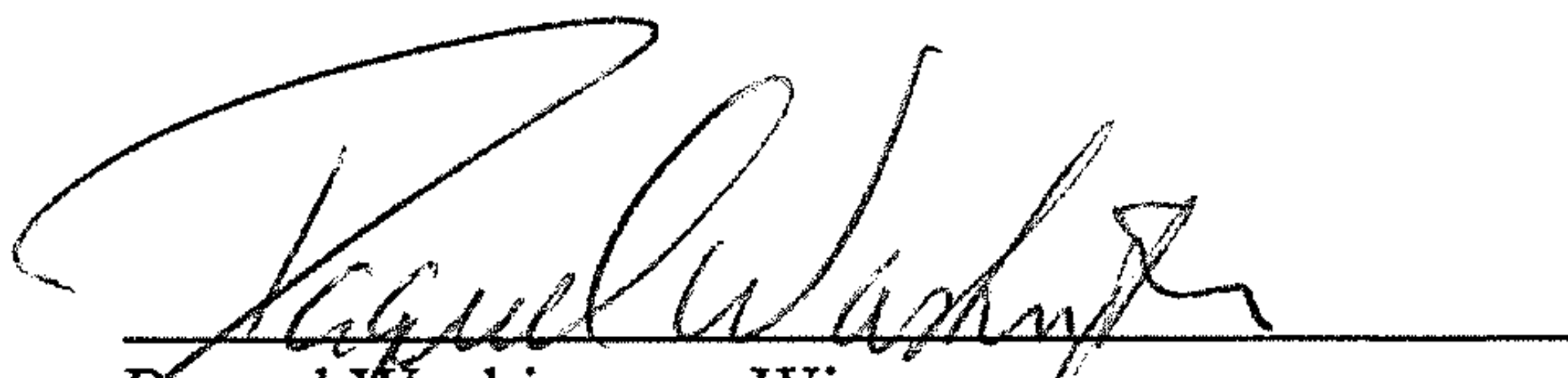


Lenida M. Charters

Signed in the presence of:



Marc H. Feldman, Witness
3908 26th St W, Bradenton, FL 34205

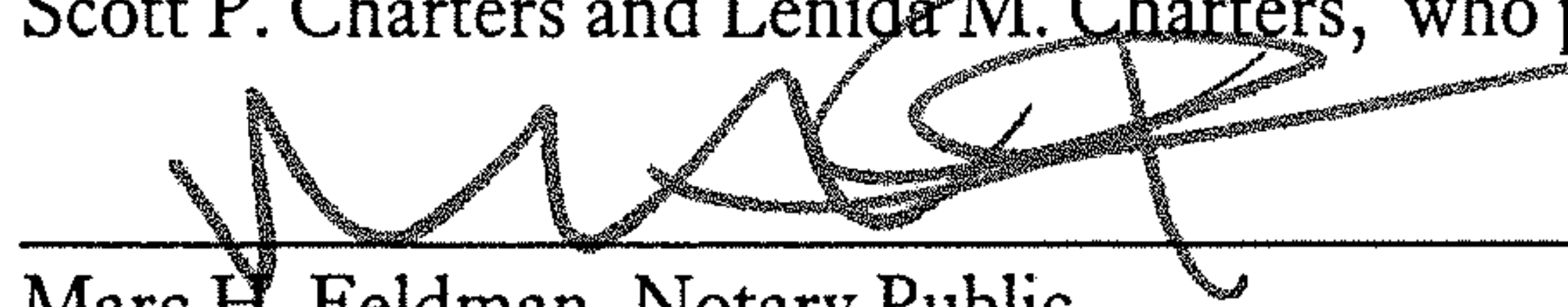


Raquel Washington, Witness
3908 26th St W, Bradenton, FL 34205

State of Florida, County of Manatee

The foregoing instrument was acknowledged before me by means of physical presence on 16 July 2026 by Scott P. Charters and Lenida M. Charters, who produced _____ as identification.

Florida driver's license



Marc H. Feldman, Notary Public
State of Florida, Commission No. HH 388527
Expires 12 August 2027

