

7/20/2026 12:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521626

Doc Stamp-Deed: \$2,785.30

Prepared by and return to:
Dana Angeline
Access Title Agency
5260 Summerlin Common Way
Suite 301
Fort Myers, FL 33907

File Number:
Parcel ID: Property 1:
1146096019

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 17th day of July, 2026, between ADAMS HOMES OF NORTHWEST FLORIDA, INC., A FLORIDA CORPORATION, whose mailing address is: 100 West Garden St., Pensacola, FL 32502, party of the first part, and Clovis A Martins Braga, Jr as single man as sole owner, whose mailing address is: 4470 Boyer Terrace, North Port, FL 34288, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of THREE HUNDRED NINETY SEVEN THOUSAND NINE HUNDRED AND 00/100 (397,900.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 19, Block 960, 22nd Addition to Port Charlotte Subdivision, according to plat thereof as recorded in Plat Book 14, Page 10, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it 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 the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on the 17th day of July, 2026.

Signed, sealed and delivered
in the presence of:

Witness
Printed Name: **TENNILLE PAINE**
100 West Garden St., Pensacola, FL 32502
Witness
Printed Name: **EMILY JOHNSON**
100 West Garden St., Pensacola, FL 32502

ADAMS HOMES OF NORTHWEST FLORIDA, INC.
a Florida Corporation
Don J Adams, President

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 17th day of July, 2026 and was acknowledged before me by means of [☒] physical presence or [☐] online notarization, by Don J Adams who is the President for ADAMS HOMES OF NORTHWEST FLORIDA, INC., who is personally known to me.

Notary Public

Print Notary Name
My Commission Expires

Notary Seal

