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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522473

Prepared by and Return to:
Lauren Kohl, Esq.
Gibson Kohl, P.L.
414 South Tamiami Trail
Osprey, FL 34229
Our File Number: 29007

Doc Stamp-Deed: \$3,068.10

SPECIAL WARRANTY DEED

THIS INDENTURE, made this July 21, 2026 between **Pulte Home Company, LLC, a Michigan limited liability company**, whose mailing address is: 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134, party of the first part, and Robert Frank Johnston, Jr. and Chantal De Rhodes Johnston, husband and wife, whose mailing address is: 6844 Navelina Lane, Nokomis, Florida 34275, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of **Four Hundred Thirty Eight Thousand Two Hundred Ten dollars & no cents, \$438,210.00** 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 13, Legacy Groves, Phase 2, according to the map or plat thereof, as recorded in Plat Book 57, Page(s) 277, of the Public Records of Sarasota County, Florida.

Parcel ID#0384090113

Subject, to taxes for the year 2026, and subsequent years, covenants, conditions, restrictions, declarations, reservations, limitations, easements, applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, and all other matters of record.

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 6th day of July, 2026.

Signed, sealed and delivered in the presence of:

Pulte Home Company, LLC, a Michigan limited liability company

Witness Signature:

Cynthia Diekelmann

By:

Angela Faith Glanc

Print witness # 1 name

Cynthia Diekelmann

Print Name: Angela Faith Glanc

Title: Closing/Homebuyer Coordinator

Post Office Address: 24311 Walden Center Drive, #300
Bonita Springs, FL 34134

Witness Signature:

Sofia Guizar

Print witness # 2 name

Sofia Guizar

Post Office Address: 24311 Walden Center Drive, #300
Bonita Springs, FL 34134

State of Florida

County of Lee

I am a Notary Public of the State of FLORIDA, and my commission expires on 8/6/2029. THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 6th day of July, 2026 by Angela Faith Glanc, Closing/Homebuyer Coordinator of Pulte Home Company, LLC, a Michigan limited liability company who is/are personally known to me or who produced _____ as identification and did take an oath.

Cynthia Diekelmann
Notary Public
Notary Seal

DEED - Special Warranty Deed - Corporate

