

7/22/2026 4:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523216

Prepared by and Return to:
Amanda Crane
Suncoast One Title & Closings, Inc.
4044 North Access Road
Englewood, FL 34224

Doc Stamp-Deed: \$1,645.00

File No.: ENG-2026-3151
Parcel ID Number: 0995193725

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21st day of July, 2026 between Eric Michael Petersen, an unmarried man, whose post office address is 1249 Susquehanna Road, Fort Washington, PA 19034, of the County of Montgomery, Commonwealth of Pennsylvania, Grantor, to Robert J. White, an unmarried man, and Thomas C. White, an unmarried man, as joint tenants with right of survivorship, whose post office address is 8744 Culebra Avenue, North Port, FL 34287, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 25, Block 1937, Forty-First Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 16, Page(s) 42, 42A through 42F, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1 SIGNATURE
PRINT NAME: Samie Murphy

WITNESS 1 ADDRESS:
4351 Aidan Lane
North Port FL 34287

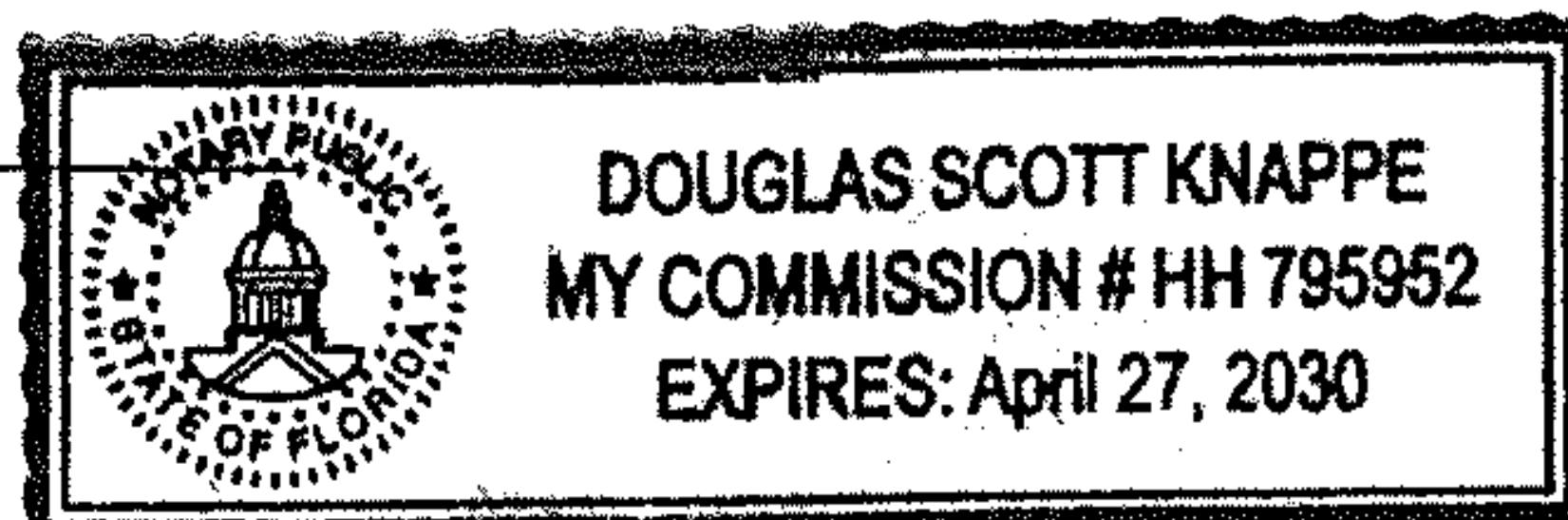
WITNESS 2 SIGNATURE
PRINT NAME: Douglas Knappe

WITNESS 2 ADDRESS:
4351 AIDAN LANE
NORTH PORT FL 34287

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of July, 2026, by Eric Michael Petersen, ☐ who is/are personally known to me or ☒ who has/have produced DRIVER LICENSE as identification.

Signature of Notary Public



Print, Type/Stamp Name of Notary

(NOTARY SEAL)