

7/24/2026 2:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524182

Doc Stamp-Deed: \$0.70

Prepared by and return to:

Devan P. Spinelli, Esq.
CLOSED Atlantic LLC
1900 South Harbor City Boulevard
Suite 218
Melbourne, FL 32901
(321) 926-6962
File No 10170-ATL-FL

Parcel Identification No 2035070041

Space Above This Line For Recording Data

WARRANTY DEED

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

This indenture made the 23rd day of July, 2026 between **Duston Bobby Stanczyk and Erin Laron Stanczyk, Husband and Wife**, whose post office address is **8175 Dittmar St. Port Charlotte, FL 33981**, of the County of Charlotte, Florida, Grantor, to **Healthy Modern Living, LLC, a Florida Limited Liability Company**, whose post office address is **8175 Dittmar Street, Port Charlotte, FL 33981**, of the County of Charlotte, State of Florida, Grantee:

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 19, Block F, Rustic Lodge, according to the Plat thereof, recorded in Plat Book 1, Page(s) 155, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Maria Luisa Schack
WITNESS #1 SIGNATURE

MARIA LUISA SCHACK
WITNESS #1 PRINTED NAME

9333 FRUITLAND AVE ENGLEWOOD FL 33424
WITNESS #1 ADDRESS

M. Schack
WITNESS #2 SIGNATURE

Michael Schack
WITNESS #2 PRINTED NAME

9333 FRUITLAND AVE ENGLEWOOD FL 33424
WITNESS #2 ADDRESS

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of July, 2026, by Duston Bobby Stanczyk and Erin Laron Stanczyk, ☐ who is/are personally known to me or ☐ who has/have produced FL Drivers License as identification.

Maria Luisa Schack
Signature of Notary Public

MARIA LUISA SCHACK
Print, Type/Stamp Name of Notary

Maria Luisa Schack
Notary Public
State of Florida
My Commission Expires 06/03/2029
Commission No. HH 683505

Duston Bobby Stanczyk
Erin Laron Stanczyk