

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026107817 2 PG(S)**

8/7/2026 1:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529886



Doc Stamp-Deed: \$66.50

Prepared by and Return to:
Jennifer Whay , an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 268555.2-90

WARRANTY DEED

This indenture made on **August 07, 2026** by **Kenneth Augustine, an unremarried widower**, whose address is: 1780 Dittmer Cir. SE, Palm Bay, FL 32909 hereinafter called the "grantor", to **Graham's Signature Investments LLC, a Pennsylvania limited liability company**, whose address is: 485 Lisa Drive, West Mestmifflin, PA 15122, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Lot 16, Block 2365, FORTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 20, Page 5, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **1152236516**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

✓ Kenneth Augustine
Kenneth Augustine

Signed, sealed and delivered in our presence:

✓ Gloria Lewis
1st Witness Signature

✓ Print Name: Gloria Lewis

✓ Address: 462 Granddole Cir
Palm Bay FL 32909

✓ State of Florida

✓ County of Brevard

✓ Lisa A Cherland
2nd Witness Signature

✓ Print Name: LISA A Cherland

✓ Address: 1884 Amberwood Dr SE
Palm Bay FL 32909

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or () online
notarization on 8/06/2026 by **Kenneth Augustine**, who () is/are personally known to
me or who ☒ produced a valid Florida DL as identification.

✓ Lisa A Cherland
Notary Public Signature

Printed Name: LISA A Cherland

My Commission Expires: 9/26/2027

✓ (NOTARY SEAL)

