

8/11/2026 12:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531020

Prepared by and return to:

Cristina Doolittle

Alliance Group Title, LLC

14850 Tamiami Trail

North Port, Florida 34287

File Number: 26-333

Doc Stamp-Deed: \$2,478.00

General Warranty Deed

This Indenture, made this August 10, 2026 A.D. By John L. Carter and Amber N. Carter, husband and wife, whose post office address is: 13597 SW Vermillion Circle, Port Saint Lucie, Florida 34987, hereinafter called the grantor, to Candy M. Destatte, an unremarried widow, whose post office address is: 7910 Route W, Wardsville, Missouri 65101, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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, viz:

Lot 317, HERON CREEK, UNIT 3, according to the map or plat thereof, as recorded in Plat Book 42, Page(s) 29, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0994060317

Subject to reservations, restrictions, and easements of record.

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

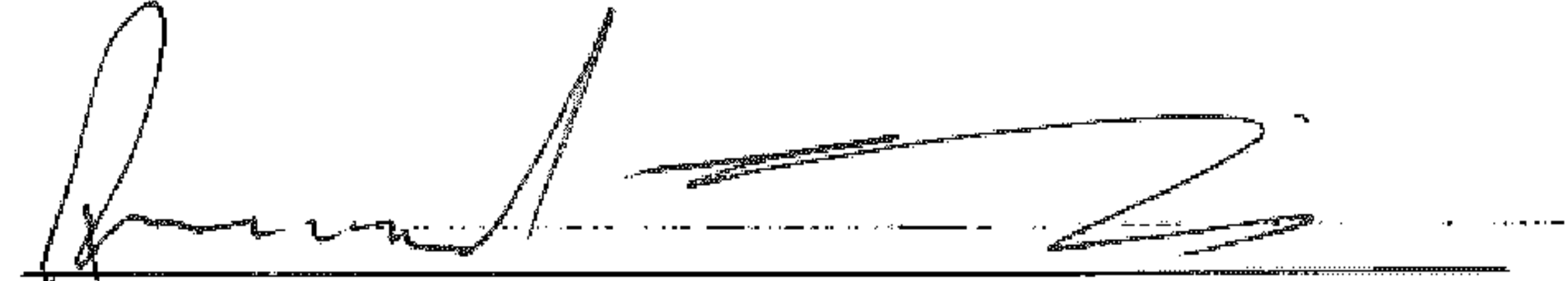
To Have and to Hold, the same in fee simple forever.

And the 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 31, 2025.

SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

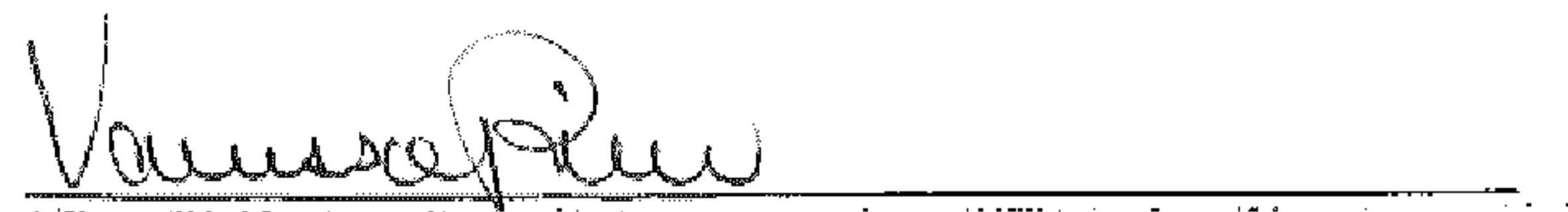
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Signature
Print Witness Name: DEVANAND MAHARIS

Print Witness Address: 1574 SW Jacqueline Ave
City and zip code: Port St Lucie FL 34953



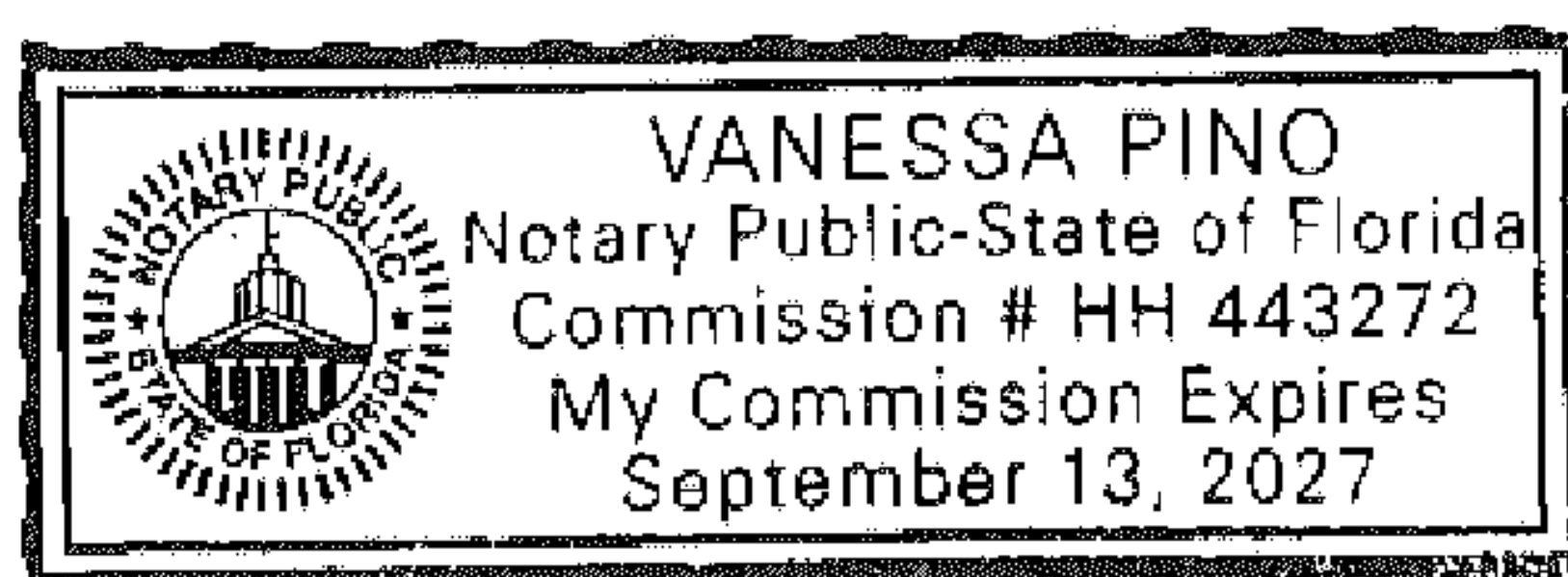
Witness Signature
Print Witness Name: Vanessa Pino

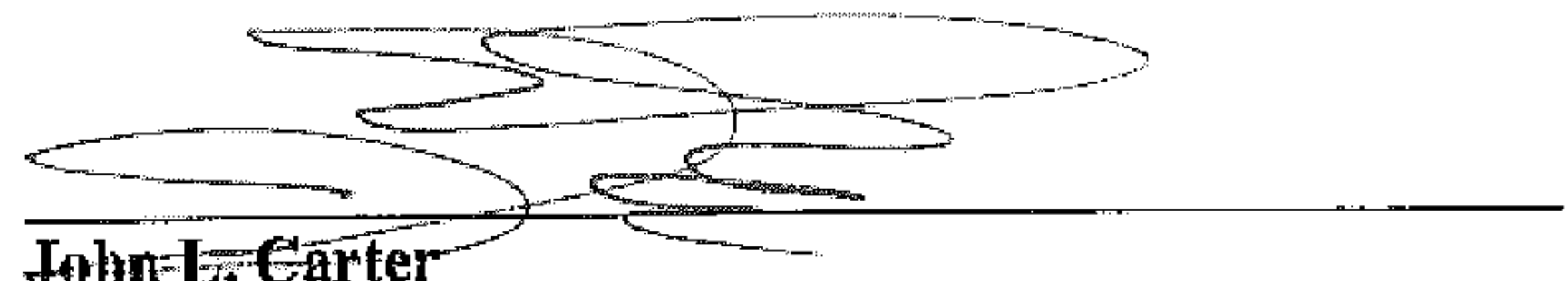
Print Witness Address: 2317 SW Neal Rd
City and zip code: Port St. Lucie, FL 34953

STATE OF Florida
COUNTY OF St. Lucie

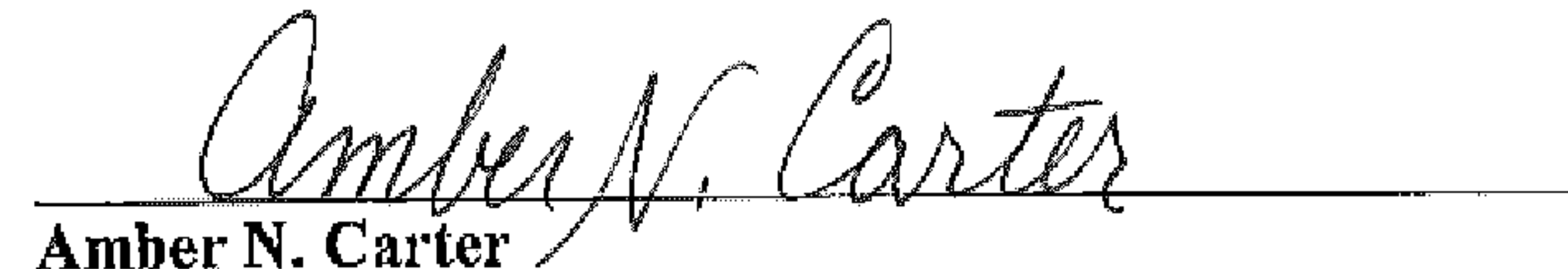
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of August, 2026, by John L. Carter and Amber N. Carter, husband and wife, who is/are personally known to me or who has produced driver license as identification.

[SEAL]





John L. Carter



Amber N. Carter



Notary Public

Print Name: Vanessa Pino

My Commission Expires: 9.13.27

Return to:
Richelle Harris Shindel
Heron Creek Golf & Country Club
5301 Heron Creek Boulevard
North Port, Florida 34287

HERON CREEK GOLF & COUNTRY CLUB
CERTIFICATE OF MEMBERSHIP

HERON CREEK ASSOCIATES, LTD., a Florida limited partnership (the "Club"), does hereby certify that:

1. The Club is the "Country Club Owner," as such term is used in the Declaration of Covenants, Conditions, and Restrictions for Heron Creek recorded in the Official Records as Instrument #1999127212, Public Records of Sarasota County, Florida, as amended (the "Declaration").

2. Candy M. Destatte is the holder of a Membership (as defined in the Declaration).

27 IN WITNESS WHEREOF, the Club has caused this Certificate to be executed in its name this day of July, 2026

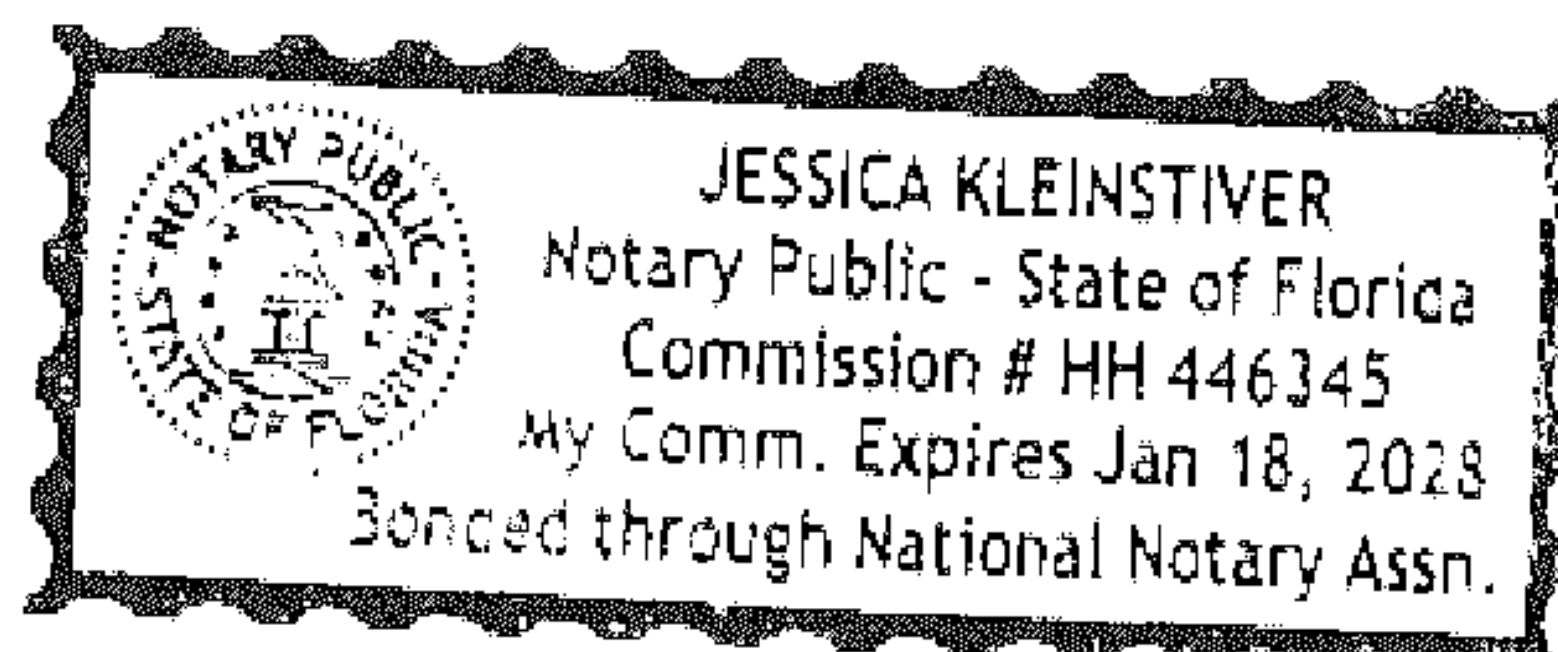
HERON CREEK ASSOCIATES, LTD.

By: Richelle A. Harris Shindel
Richelle A. Harris Shindel,
as its authorized agent

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 27 day of July, 2026 by Richelle A. Harris Shindel, as authorized agent of **HERON CREEK ASSOCIATES, LTD.**, a Florida limited partnership, on behalf of the partnership. The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Notary Seal



Jessica Kleinstiver
Notary Public

My Commission Expires: 1/18/2028

I am a Notary Public of the State of Florida,
and my commission expires on 1/18/2028