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INSTRUMENT # 2026110001 1 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531836

Doc Stamp-Deed: \$2,649.50

Prepared by and return to:
Dana Angeline
Access Title Agency
5260 Summerlin Common Way
Suite 301
Fort Myers, FL 33907

File Number:
Parcel ID: 1136099231
Property 1:

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 12th day of August, 2026, between ADAMS HOMES OF NORTHWEST FLORIDA, INC., A FLORIDA CORPORATION, whose mailing address is: 100 West Garden St., Pensacola, FL 32502, party of the first part, and Joshua Dale Huckey, an unmarried man, as sole owner, whose mailing address is: 4726 Abate Avenue, North Port FL, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of THREE HUNDRED SEVENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 (378,500.00) Dollars 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 31, Block 992, Twenty First Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, pages 9, 9A through 9I, inclusive, of the Public Records of Sarasota County, Florida.

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

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 12th day of August, 2026.

Signed, sealed and delivered
in the presence of:

Tennille Paine
Witness

Printed Name: TENNILLE PAINE
100 West Garden St., Pensacola, FL 32502

Emily Johnson
Witness
Printed Name: EMILY JOHNSON
100 West Garden St., Pensacola, FL 32502

ADAMS HOMES OF NORTHWEST FLORIDA, INC.
a Florida Corporation

Don J Adams
Don J Adams, President

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 12th day of August, 2026 and was acknowledged before me by means of [x] physical presence or [] online notarization, by Don J Adams who is the President for ADAMS HOMES OF NORTHWEST FLORIDA, INC., who is personally known to me.

Tara A. Mullen
Notary Public

Print Notary Name
My Commission Expires

Notary Seal

