

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026110141 1 PG(S)

8/13/2026 10:21 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531967

Doc Stamp-Deed: \$2,433.20

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

File Number:
Parcel ID: Property 1:
0958-06-7414

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 Melissa Lynn McThenia and Aaron Kyle McThenia, a married couple, as joint tenants with rights of survivorship, whose mailing address is: 3503 Lavilla Avenue, North Port, FL 34286, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of THREE HUNDRED FORTY SEVEN THOUSAND SIX HUNDRED AND 00/100 (347,600.00) 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 14, Block 674, 17th Addition to Port Charlotte Subdivision, according to plat thereof as recorded in Plat Book 13, Page 16, 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

State of Florida
County of Escambia

ADAMS HOMES OF NORTHWEST FLORIDA, INC.
a Florida Corporation

Don J Adams
Don J Adams, President

THE FOREGOING INSTRUMENT WAS acknowledged before me this 12th day of August, 2026 and was acknowledged before me by means of [] 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

