

8/13/2026 1:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3532248

This Instrument Prepared by and Return to:

Savanna Wienke

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20261024

Parcel ID: **1145-09-7405**

Florida Documentary Stamps in the amount of **\$1,820.00** have been paid hereon.

Doc Stamp-Deed: \$1,820.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **13th day of August, 2026** by

Matthew R. Paquette, joined by his spouse Andrea Paquette,

whose post office address is 22057 Deborah Avenue, Port Charlotte, FL 33954,

herein called the Grantor, to

Shane Otway,

whose post office address is 4275 Jody Avenue, North Port, FL 34288,

hereinafter called the Grantee:

(Wherever used herein the terms "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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TWO HUNDRED SIXTY THOUSAND AND 00/100 (**\$260,000.00**) 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, State of Florida, viz.:

Lot 5, Block 974, TWENTY SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 14, Pages 10, 10A through 10J, of the Public Records of Sarasota County, Florida.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Witness #1:

Signature _____

Printed Name

Full Address

Matthew R. Paquette

Andrea Paquette

Signature

Printed Name _____

Full Address

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of August, 2026, by Matthew R. Paquette and Andrea Paquette, ☐ who is/are personally known to me or ☒ who has/have produced D.L. as identification.

Signature of Notary Public

The logo for the Florida Department of Banking and Finance is located in the bottom left corner. It features a circular emblem with a sun rising over a palm tree, surrounded by the words "FLORIDA DEPARTMENT OF BANKING AND FINANCE". To the right of the emblem, the name "SAVANNA WIENKE" is printed in a bold, sans-serif font.