

Prepared by:
John W. Monroe, Jr.
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, Florida 32502
File Number: A0458-169337
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8/13/2026 3:46 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3532439

Warranty Deed Doc Stamp-Deed: \$210.00

This WARRANTY DEED, dated August 13, 2026 A.D. By:
Marturano Family Limited Liability Limited Partnersip, a Minnesota Limited Liability Limited Partnership as successor by conversion from Marturano Family Limited Partnership, a Minnesota Limited Partnership
whose address is: 1080 Hummingbird Ln, Eagan, Minnesota 55123,
hereinafter called the GRANTOR, to:
Adams Homes of Northwest Florida, Inc., a Florida corporation
whose post office address is: 100 West Garden Street, Second Floor, Pensacola, Florida 32502,
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 21, Block 218, Eighth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 20, of the Public Records of Sarasota County, Florida.

Lot 22, Block 218, Eighth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 20, of the Public Records of Sarasota County, Florida.

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; 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 grantor hereby covenants with said grantee that except as above noted, 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.

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

Signed, sealed and delivered in the presence of the following witnesses:

Sign [Signature]
Witness Printed Name Mr Keith Ivy Herrera
Address: 1827 Grand Ave
St. Paul, MN 55105

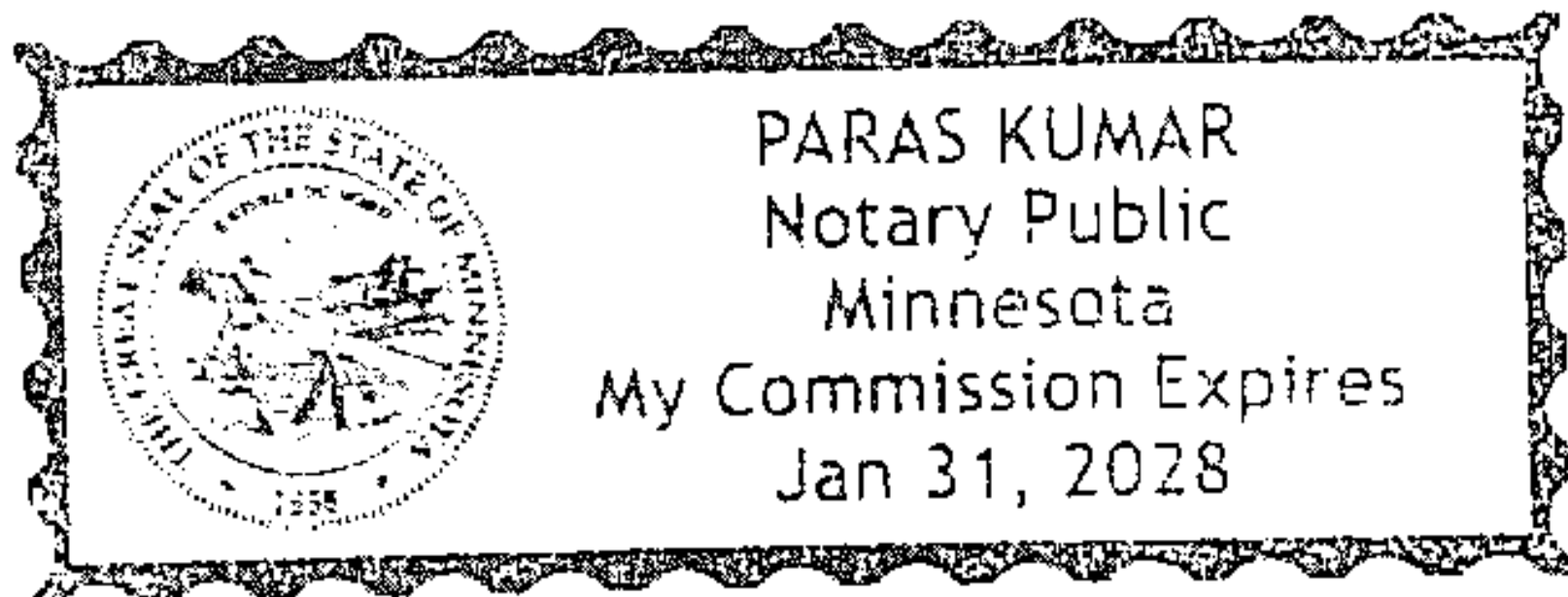
Sign [Signature]
Witness Printed Name Laura Lago
1827 Grand Ave
Address: St. Paul, MN 55105

State of Minnesota
County of Ramsey

Marturano Family Limited Liability Limited Partnersip, a Minnesota Limited Liability Limited Partnership as successor by conversion from Marturano Family Limited Partnership, a Minnesota Limited Partnership

BY: [Signature] (Seal)
Karen Whisler, General Partner

The foregoing instrument was sworn to, subscribed and acknowledged before me this 10th day of August, 2026, by means of (X) physical presence or () online notarization, by Karen Whisler, General Partner of Marturano Family Limited Liability Limited Partnersip, a Minnesota Limited Liability Limited Partnership as successor by conversion from Marturano Family Limited Partnership, a Minnesota Limited Partnership , who is personally known to me or who has produced Florida DL as identification.



Paras Kumar
Notary Public
Print Name: PARAS KUMAR
My Commission Expires: 01/31/2028