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INSTRUMENT # 202611115 2 PG(S)

8/14/2026 12:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532822



Prepared by and Return to:
Patty Reaves , an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

Doc Stamp-Deed: \$2,100.00

File No.: 268037-91

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this **August 13, 2026**, between **Daniel P. Policastro, Esq., Special Magistrate in accordance with §64.061(4), Fla. Stat., in re Ernest Bernard Zinnermon, Plaintiff, and Andrienna Renae Spears, Defendant, in Case No. 2025 CA 2987 NC**, grantor, and **Dim Lindquist, a single woman and Traci Lindquist, a single woman, as joint tenants with rights of survivorship**, whose post office address is 2266 Minerva Road, North Port, FL 34288, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Sarasota County, Florida**, to-wit:

Lot 3, Block 1044, TWENTY FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, Page(s) 14, 14A through 14M, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1133104403

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

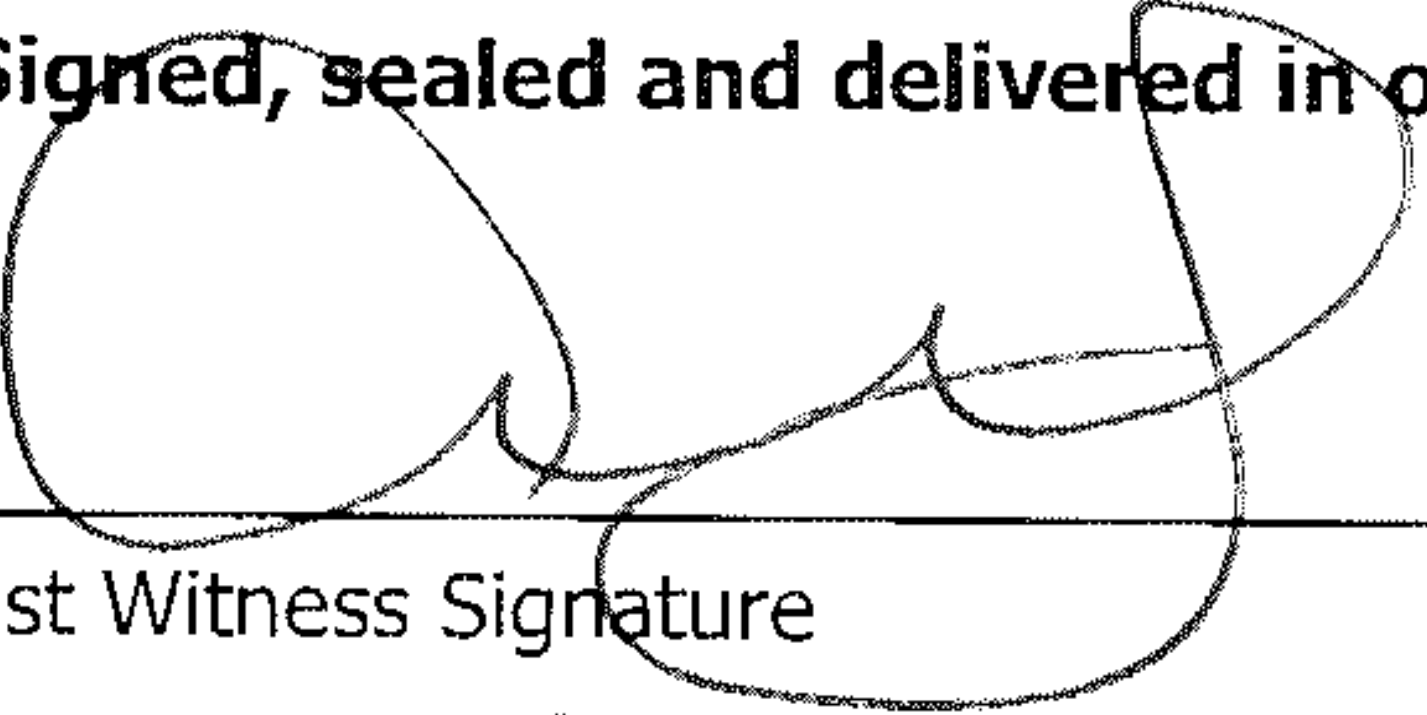
To Have and to Hold, the same in fee simple forever.

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 claiming by, through or under grantors.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

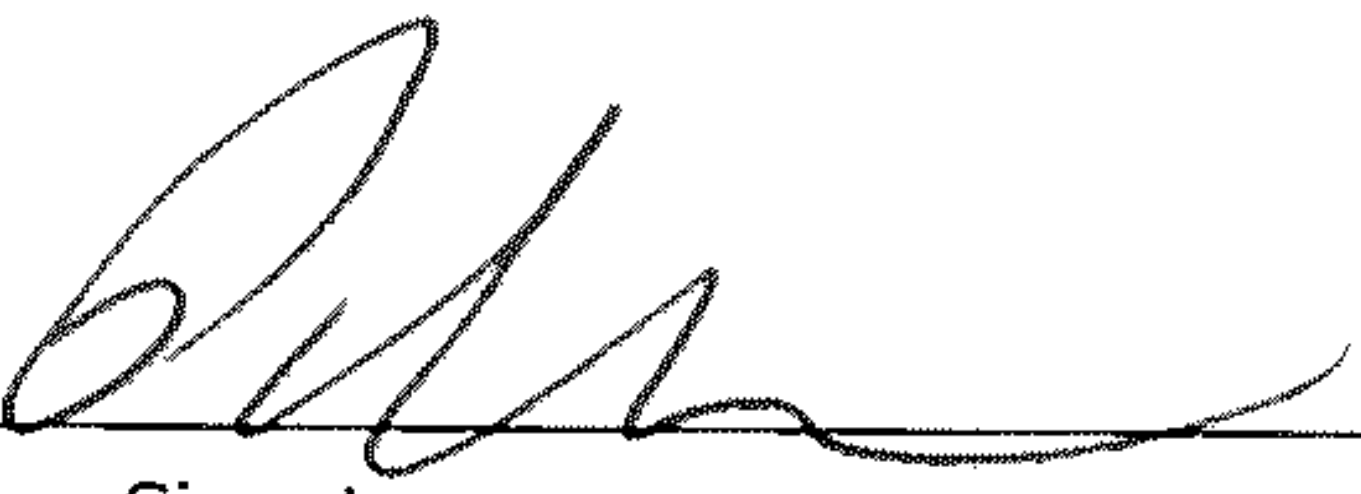

Daniel P. Policastro, Esq., Special Magistrate in accordance with §64.061(4), Fla. Stat., in re Ernest Bernard Zinnermon, Plaintiff, and Andrienna Renae Spears, Defendant, in Case No. 2025 CA 2987 NC

Signed, sealed and delivered in our presence:


1st Witness Signature

Print Name: Alicia Lopez

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

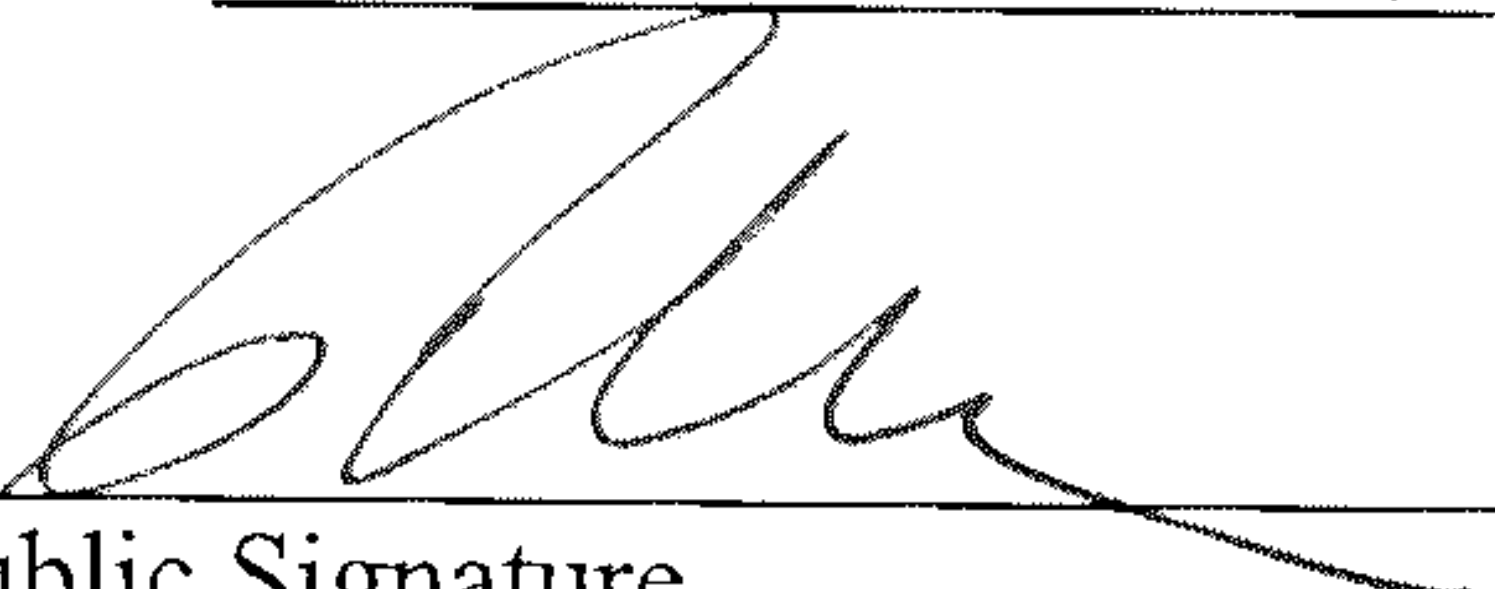

2nd Witness Signature

Print Name: P. REAVES

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

State of Florida
County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or () online notarization on 8-11-26, by **Daniel P. Policastro, Esq., Special Magistrate in accordance with §64.061(4), Fla. Stat., in re Ernest Bernard Zinnermon, Plaintiff, and Andrienna Renae Spears, Defendant, in Case No. 2025 CA 2987 NC**, who () is/are personally known to me or who (☒) produced a valid Photo ID as identification.


Notary Public Signature
Printed Name:
My Commission Expires:

(NOTARY SEAL)

