

8/17/2026 11:43 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533275

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Alexia E. Raspatello

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION

2575 Tamiami Trail

Port Charlotte, Florida 33952

Our File No.: R26-0368

Property Appraisers Parcel Identification (Folio) Number: 1149216236

Florida Documentary Stamps in the amount of \$73.50 have been paid hereon.

Doc Stamp-Deed: \$73.50

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 14 day of August, 2026 by ROBERT ALAN RICE, whose mailing address is 14754 Ingraham Blvd, Port Charlotte, FL 33981 herein called the Grantor, to 1ST CLASS CONSTRUCTION SERVICES, LLC., a Florida Limited Liability Co whose mailing address is 7901 4STREET N SUITE 300, ST PETERSBURG , FL 33702, 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 TEN AND 00/100'S (\$10.00) Dollars 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 36, Block 2162, 45th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 19, Pages 38 and 38A thru 38GG, of the Public Records of Sarasota County, Florida. Subject to easements, restrictions and reservations of record and taxes for the year 2026 and thereafter.

Grantor covenants that the above described property is vacant, unimproved land and is not adjacent to nor contiguous to any homestead property owned by him.

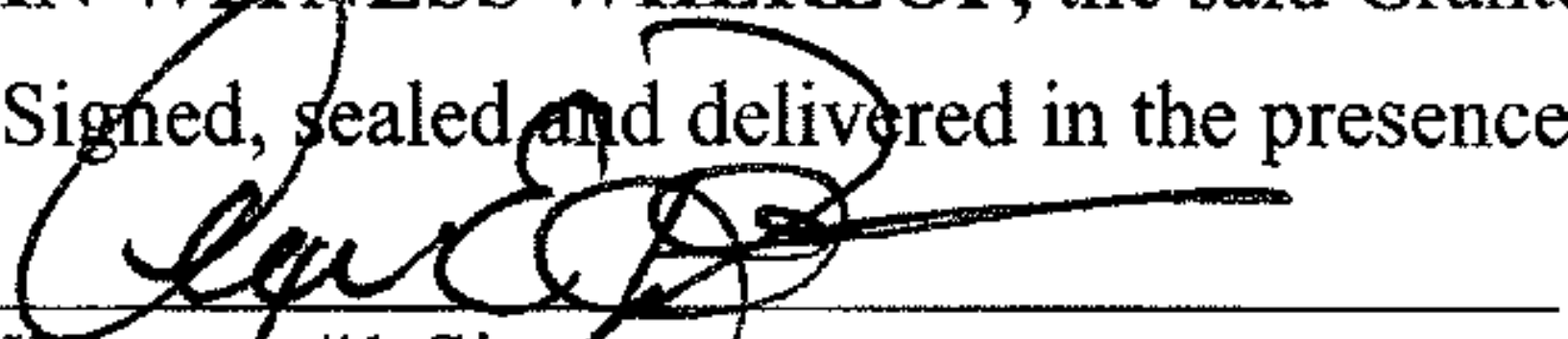
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 December 31, 2025.

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

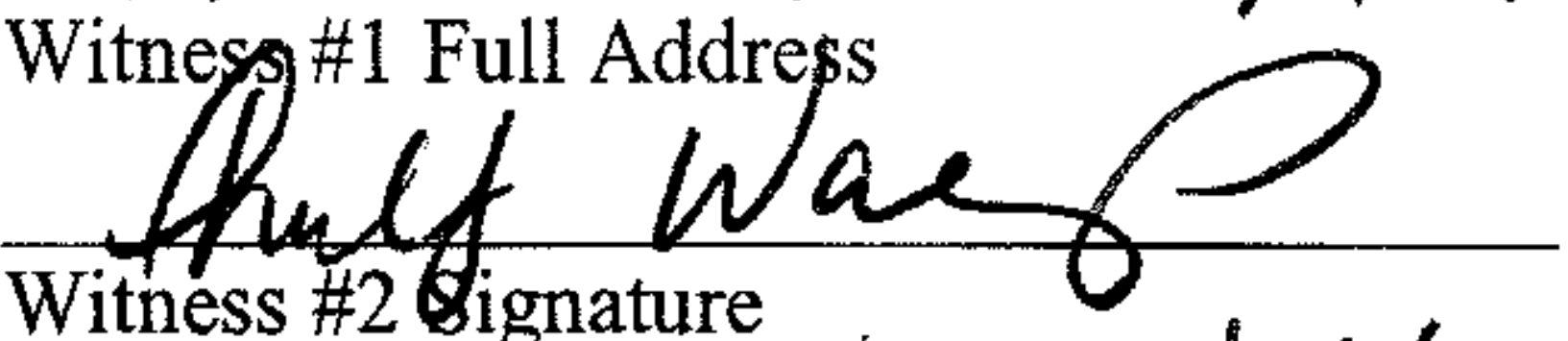
Signed, sealed and delivered in the presence of:


Witness #1 Signature

Printed Name: Alexia E. Raspatello

2575 Tamiami Trl, PC, FL 33952

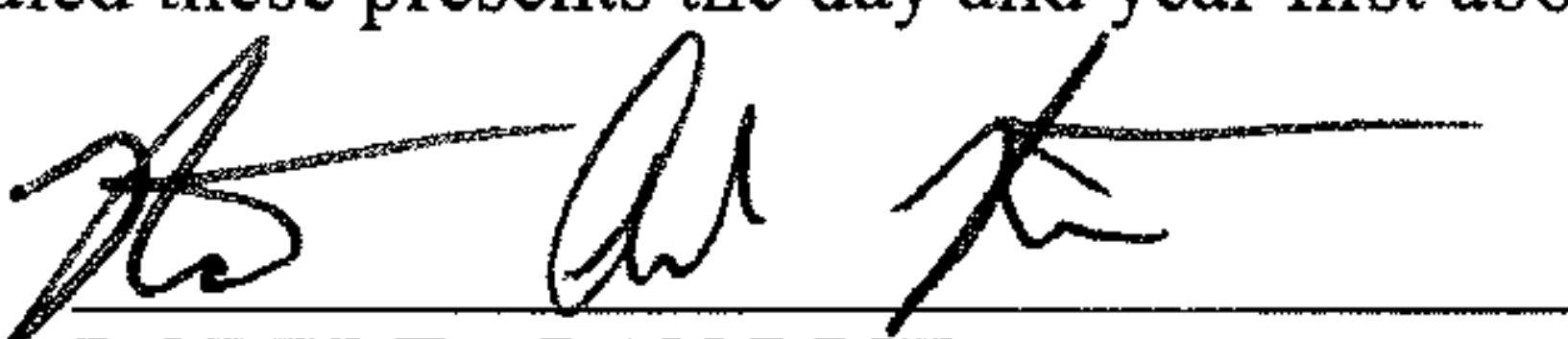
Witness #1 Full Address


Witness #2 Signature

Printed Name: Shelly Waldrop

2575 Tamiami Trl PC FL 33952

Witness #2 Full Address


ROBERT ALAN RICE

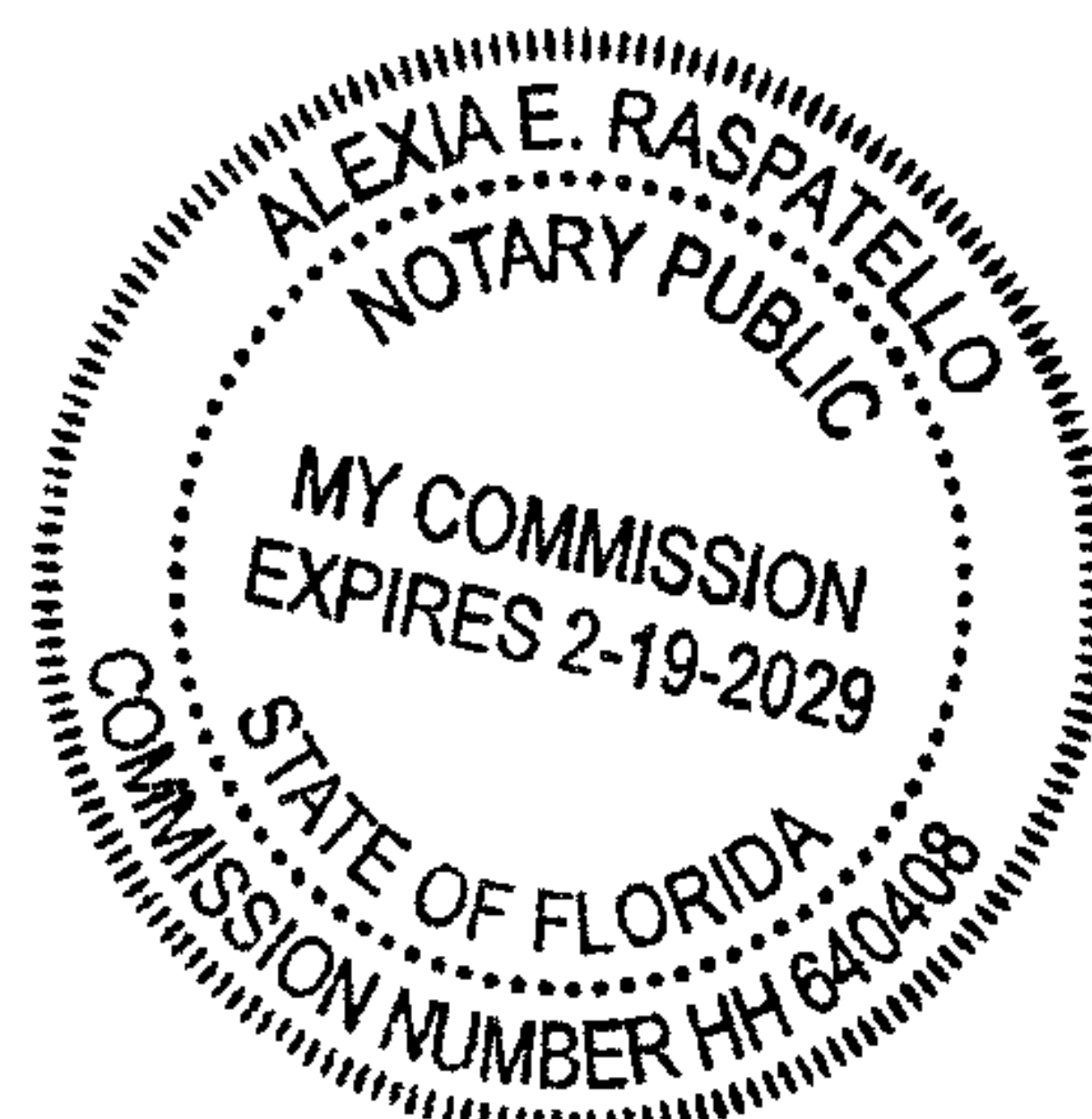
State of FLORIDA

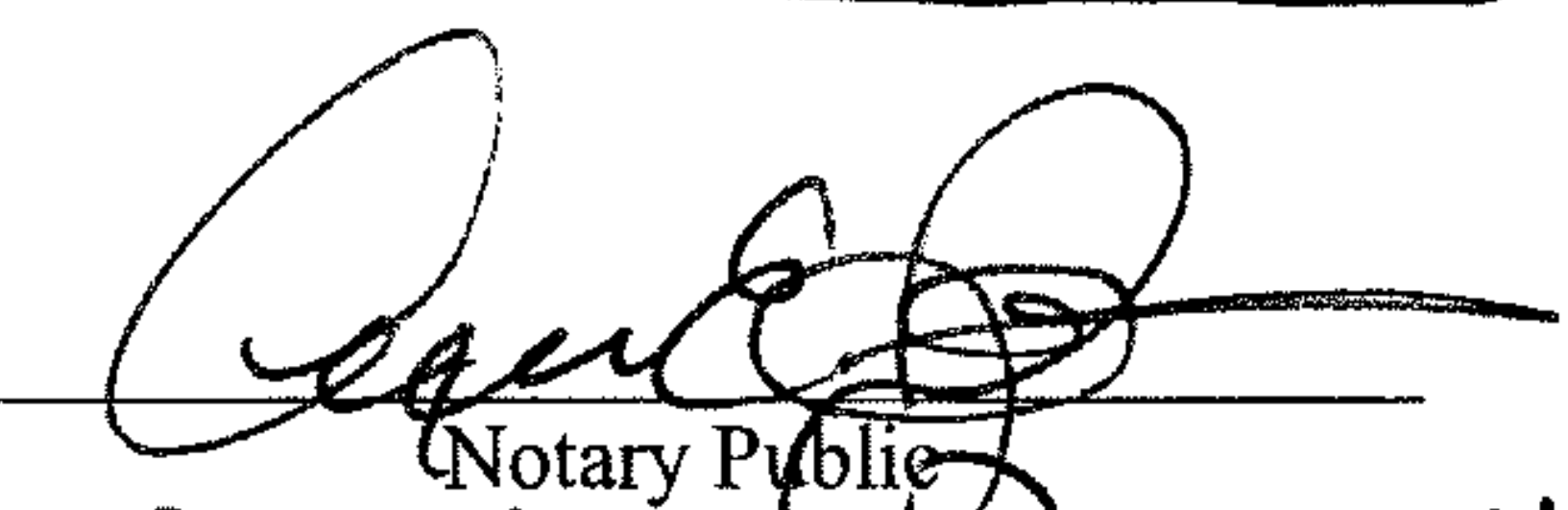
County of CHARLOTTE

The foregoing instrument was acknowledged before me this 14 day of August, 2026, by ROBERT ALAN RICE, who has appeared by ☒ physical presence or by ☐ online notarization, is personally known to me or has produced _____ as identification.

SEAL

My commission expires:




Notary Public
Alexia E. Raspatello
Printed Notary Name