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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3534257

Prepared By and Return To:

Meghan Stephens
Foundation Title & Trust, LLC
14016 Spector Road
Lithia, FL 33547

Doc Stamp-Deed: \$105.00

Order No.: FT-4659-26

Property Appraiser's Parcel I.D. (folio) Number:
0988012516

WARRANTY DEED

THIS WARRANTY DEED dated August 17, 2026, by **David Borean, an unmarried man**, whose post office address is 1168 Birchwood Drive, Clover, South Carolina 29710 (the "Grantor"), to **Adelina Homes, Inc, a Florida Corporation**, whose post office address is 5668 Fishhawk Crossing Blvd., #321, Lithia, Florida, 33547 (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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of Sarasota, State of Florida, viz:

Lot 16, Block 125, 8th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 12, Pages 20, 20A through 20Z2.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 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 presence of:

Dineshwar Lall
Witness Signature

Dineshwar Lall
Printed Name of First Witness

22434 Peachland Blvd, Port Charlotte, FL 33954
Address of First Witness

Jason Colon
Witness Signature
Jason Colon

Printed Name of Second Witness
2642 Atwater Dr North Port Fl 34288
Address of Second Witness

David Borean
David Borean

Grantor Address:
1168 Birchwood Drive
Clover, SC 29710

STATE OF FLORIDA
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of [] physical presence or [✓] online notarization this 17th day of August, 2026, by David Borean who is personally known to me or has produced Driver License as identification and did not take an oath.

SEAL

Dineshwar Lall
Notary Public

My Commission expires: 06/28/2028

Dineshwar Lall
Printed Notary Name

Notarized online using audio-video communication technology

