

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026115135 2 PG(S)**

8/24/2026 2:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3536350

Doc Stamp-Deed: \$2,870.00

Prepared by and return to:

Missy M. Clausen

Esquire Land Title Inc

252 West Marion Avenue

Ste. 1130

Punta Gorda, FL 33950

File No PG-26-121

Parcel Identification No 1121-24-4323

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 24th day of August, 2026 between Danny C. Pittman and Kathleen M. Pittman, husband and wife, whose post office address is 3478 Wenona Drive, North Port, FL 34288, of the County of Sarasota, Florida, Grantor, to Spencer N. Hibbins and Skye M. Hibbins, husband and wife, whose post office address is 3478 Wenona Drive, North Port, FL 34288, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 Sarasota, Florida, to-wit:

Lot 23, Block 2443, Forty-Ninth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 21, Page(s) 1, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Danny C. Pittman
Danny C. Pittman

Kathleen M. Pittman
Kathleen M. Pittman

Missy M. Clausen
WITNESS
PRINT NAME: Missy M. Clausen

Helaine Forrest
WITNESS
PRINT NAME: Helaine Forrest

252 W. Marion Avenue, #1130
Punta Gorda, FL 33950
WITNESS 1 ADDRESS

252 W. Marion Avenue, #1130
Punta Gorda, FL 33950
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of August, 2026, by Danny C Pittman and Kathleen M Pittman, ☐ who is/are personally known to me or ☒ who has/have produced FL ID as identification.

Helaine Forrest
Signature of Notary Public

Print, Type/Stamp Name of Notary

