

This Instrument Prepared by and Return to:
John Ehrling
New Vista Properties
1750 SW 4th AVENUE
MIAMI FL 33129
\$26,990 x .007 = \$188.93 Doc Stamps
Parcel ID: 1127227517

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026116478 1 PG(S)
8/26/2026 1:47 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3537530

Doc Stamp-Deed: \$189.00

WARRANTY DEED

This Warranty Deed made this 26 day, of August 2026 by
NEW VISTA PROPERTIES, INC., a Florida Corporation, hereinafter called the grantor, whose post office address is:
1750 S.W 4th AVE MIAMI, FL 33129

And CARLA H. THORPE-DUNCAN and RICARDO DUNCAN , herein after called the grantee, whose post office address is: 128 Felicity Pike Locust Grove, GA 30248

WITNESSETH: That said grantor, for and in consideration of the sum of \$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 situated in Sarasota County, Florida viz:

This Warranty Deed is an absolute conveyance of the title in consideration of the cancellation of the debt secured by that certain mortgage, held by New Vista Properties, Inc., a Florida corporation grantee, dated and recorded in Official Instrument #, of the Public Records of Sarasota County, Florida, and is not to be intended to be an additional security.

Lot: 17 Block: 2275, 47 ADDITION TO PORT CHARLOTTE, a subdivision according to the plat thereof, recorded in Plat Book 19, Pages 46, 46A through 46GG of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of records if any, and taxes for the current year and subsequent years.

Grantor herein covenants that the above-described property is vacant, unimproved land and is not contiguous to the Grantor's homestead or residence. This Warranty Deed was prepared without benefit of title search or title exam.

This document is valid and enforceable under state and federal electronic signature laws as all the parties to this document consented to do business and intended to sign electronically.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining To Have and to Hold, the same 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.
(The term "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor(s) has hereunto set Grantor(s)' hand and seal this day and year first above written. Signed, sealed and delivered in our presence:

Witness Signature: [Signature]
Printed Name: Jonathan Hernandez

[Signature]
John Ehrling, President of New Vista
Properties Inc.
1750 sw 4th ave Miami, FL 33129

Witness Address: 1750 SW 4th Ave Miami, FL 33129
Witness Signature: [Signature]
Printed Name: Maria Merlo

Witness Address: 1750 SW 4th Ave Miami, FL 33129

STATE OF: FLORIDA
COUNTY OF: MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of August, 2026, by John Ehrling, President of New Vista Properties Inc. a Florida Corporation, who is/are known to me or produced _____ as identification and who did take an oath.

[Signature]
Notary Public
