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8/27/2026 11:18 AM

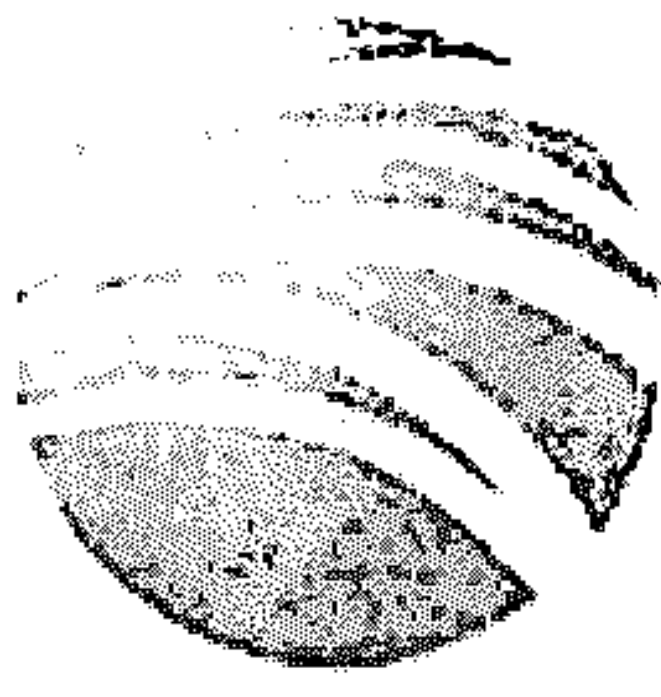
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537858



SUNBELT
TITLE AGENCY

Doc Stamp-Deed: \$2,870.00

Prepared by and Return to:

Terri Wesley
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750126-05709

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This Warranty Deed

Made this 26th day of August, 2026 by Potter Street LLC, A Florida Limited Liability Company, hereinafter called the Grantor, to Marcia K. Moss, A Married Woman, whose post office address is: 26153 Feathersound Drive, Punta Gorda, FL 33955 and Thomas James Martin, A Single Man, whose post office address is: 2713 Robinson Ave. Sarasota, FL 34232, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees:

(Whenever used herein the term "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 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 that certain land situated in Sarasota County, Florida, viz:

Lot 11, of PALADIN ESTATES, according to the Plat thereof, recorded in Plat Book 59, Page(s) 395 through 397, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0262090111

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 whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness (Signature)

Printed Name

Address

City, State, Zip

Witness (Signature)

Printed Name

Address

City, State, Zip

State of

County of

The foregoing instrument was acknowledged before me by means of [☒ physical presence or [☐ online notarization, this 21st day of August, 2024, by Benjamin Yoder, Manager and Jeff Yoder, Manager, who: [☐] is personally known to me or [☒] produced DKL as identification.

NOTARY PUBLIC (Signature)

Print Name:

My Commission Expires:

Stamp/Seal:

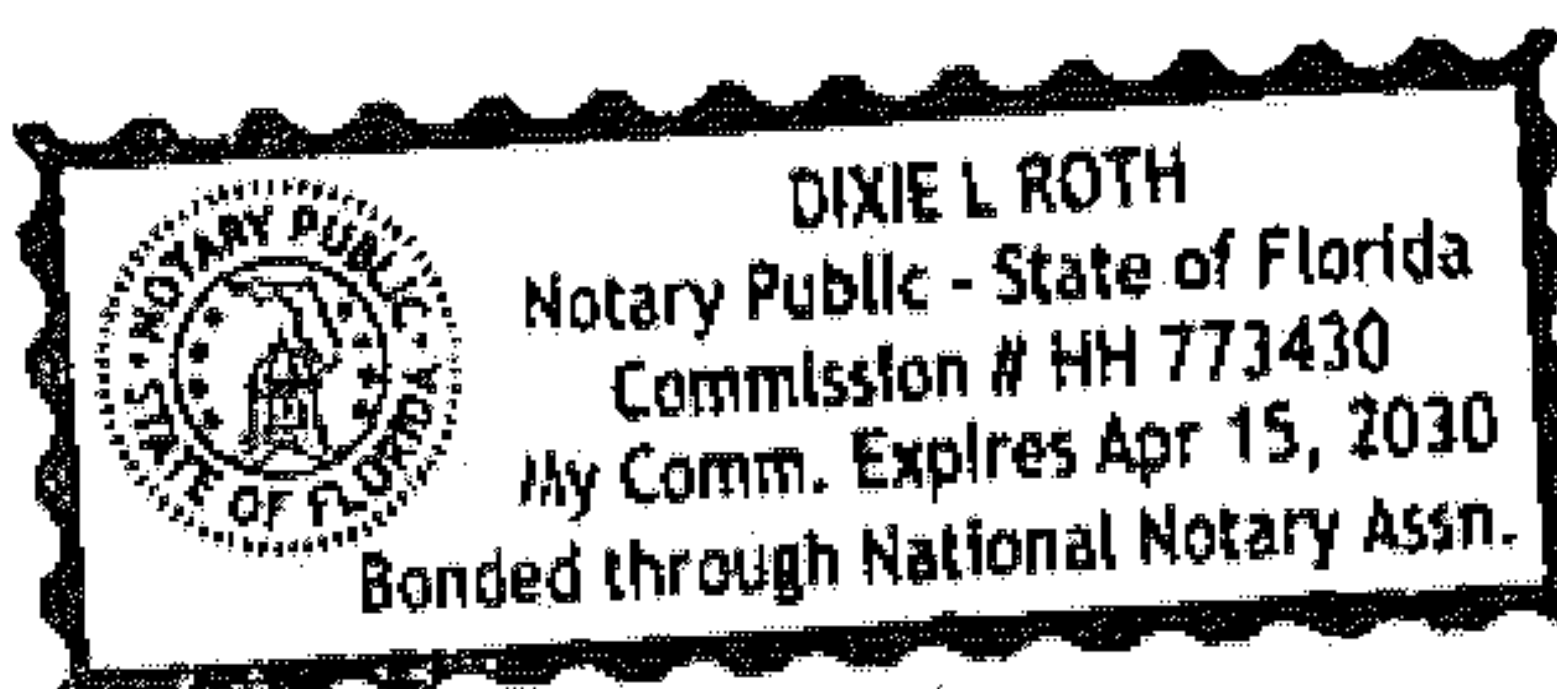
Potter Street, LLC

By: Benjamin Yoder, Manager

~~8350 Bee Ridge Rd Pmb 331~~ 2641 Fruitville Rd #1203
Sarasota, FL ~~34241~~ 34237 BY

By: Jeff Yoder, Manager

~~8350 Bee Ridge Rd Pmb 331~~ 2641 Fruitville Rd #1203
Sarasota, FL ~~34241~~ 34237 SY



Incident to the issuance of title insurance.

WARRANTYDEED

REV. 9/18/2023

LS