

8/27/2026 12:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3537950

Prepared by:

Renee L. Khan, an employee

Title Experts Agency, Inc.

5237 Summerlin Commons Blvd. Suite 205

Fort Myers, Florida 33907

Sales Price: \$17,500.00

Doc Stamps: \$122.50

File Number: 26-0411

Doc Stamp-Deed: \$122.50

Warranty Deed

This Indenture, made, 25th day of August, 2026 A.D.

Between Affordable Housing Fund III LLC, a Florida limited liability company whose post office address is: 13430 Parker Commons BLVD Suite 104, Fort Myers, Florida 33912, Grantor and **John Stevenson, a single person and Zach Stevenson a single person, as joint tenants with full rights of survivorship**, whose post office address is: 2981 Jason St, North Port, Florida 34288, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

Lot 26, Block 1754, THIRTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 15, Pages 18 and 18A through 18M, inclusive, of the Public Records of Sarasota County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 1138175426

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly manager/managing member the day and year first above written.

Affordable Housing Fund III LLC, a Florida limited liability company

Signed and Sealed in Our Presence:

L. Mark

Witness #1 Signature

By:

Joshua Grim, Manager

Witness #1 Print Name:

Lee Anne Maruschak

Witness #1 Address:

290 Harbor Dr. Ste 100
Stamford CT 06902

Erik Hess

Witness #2 Signature

Witness #2 Print Name:

Erik Hess

Witness #2 Address:

16 Birch Rd

Darien, CT 06820

State of

CT

County of

Fairfield

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 25 day of August 2026, by **Joshua Grim as Manager** of **Affordable Housing Fund III LLC**, a Florida limited liability company existing under the laws of the State of **Florida**, on behalf of the limited liability company. He/She is personally known to me or has produced PL as identification.

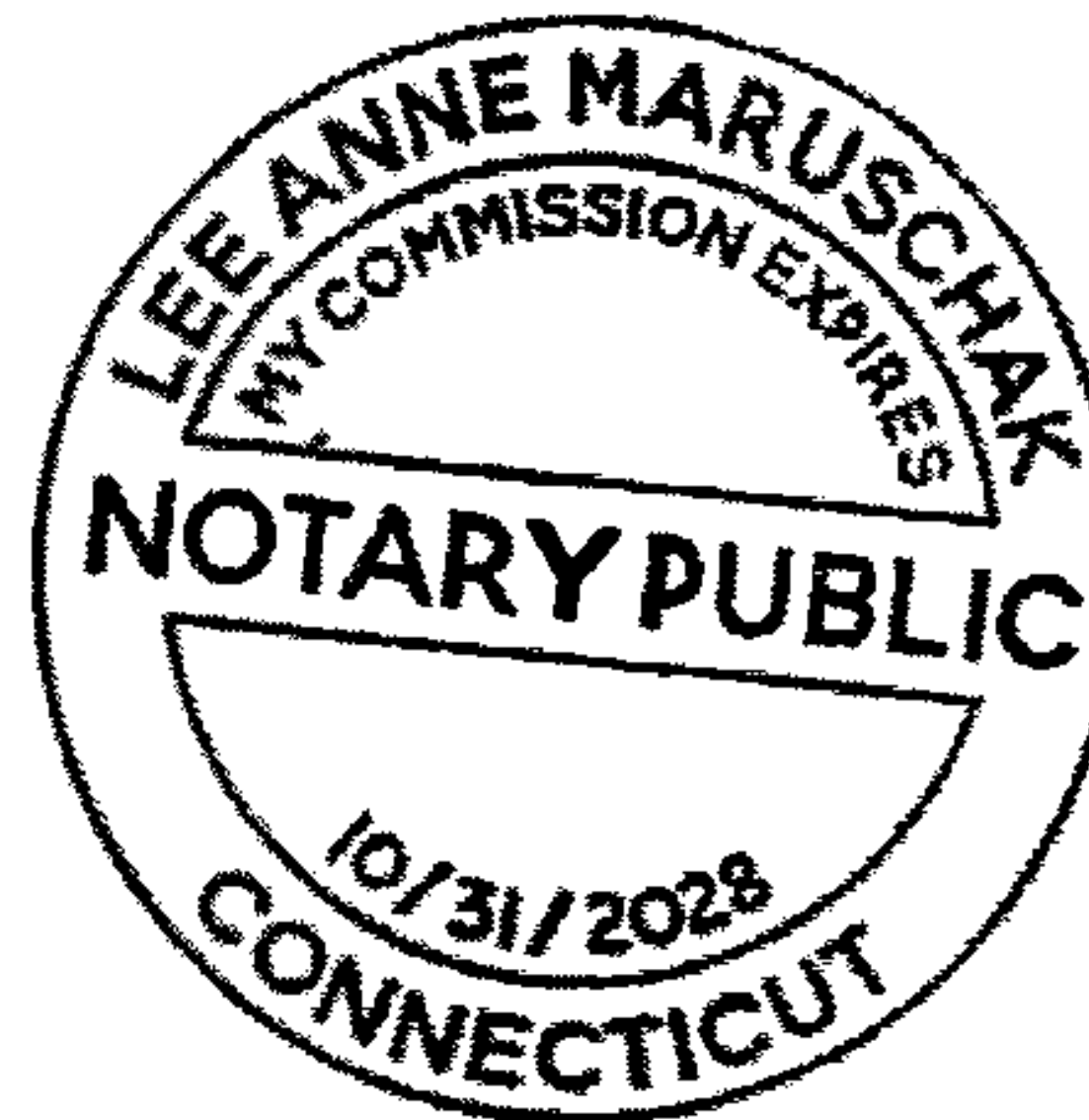
Notary Public

Lee Anne Maruschak

Notary Printed Name

My Commission Expires:

10/31/28



seal/stamp