

**RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538498

Doc Stamp-Deed: \$1,736.00

Prepared by and return to:

Sarah Dany

Title Match LLC

6320 Venture Drive

#205

Lakewood Ranch, FL 34202

File No 2026-363

Parcel Identification No 0986024021

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WARRANTY DEED

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

This indenture made the 26th **day of August, 2026** between **Joshua Stephen Howard and Charity Nicole Howard, husband and wife**, whose post office address is 9350 West Spring Cove Road, Homosassa, FL 34448, of the County of Citrus, Florida, Grantor, to **Lisa Marie Mullen and John Charles Mullen, wife and husband**, whose post office address is 1191 Nebraska Lane, North Port, FL 34286, 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 21, Block 240, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 12, Page 20, 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:

[Signature]
Joshua Stephen Howard

[Signature]
Charity Nicole Howard

[Signature]
WITNESS
PRINT NAME: Kimberly Clark

[Signature]
WITNESS
PRINT NAME: Ray B. Turney II

5362 W. Buckshot Ct.
Pine Ridge, FL 34465
WITNESS 1 ADDRESS

9844 W. Spring Cove Rd
Homosassa FL 34448
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of August, 2026, by Joshua Stephen Howard and Charity Nicole Howard, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

[Signature]
Signature of Notary Public
Kimberly Clark
Print, Type/Stamp Name of Notary



KIMBERLY CLARK
Notary Public
State of Florida
Comm# HH468713
Expires 11/29/2027