

8/31/2026 10:33 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538933

THIS INSTRUMENT PREPARED BY AND RETURN TO:

BRETT N. BENES, ESQ.

Brett N. Benes, P.A. dba BNB Law

2455 East Sunrise Boulevard, Suite 200

Fort Lauderdale, FL 33304

Property Appraiser Parcel Identification (Folio) Number: 0970-06-3207

Doc Stamp-Deed: \$1,750.00

Space Above This Line For Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the **28th** day of **August, 2026** by **Andre Ricardo Hall and Kathleen Kizer-Hall, husband and wife** herein called the Grantor, whose post office address is **22428 Cheryl Avenue, Port Charlotte, FL 33954** to **Tax Paragon, Inc., a Illinois corporation**, whose post office address is **2552 Averland Loop, North Port, FL 34287**, hereinafter called the Grantee.

(Wherever used herein the terms "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 AND 00/100'S (\$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 situate in **SARASOTA** County, State of Florida, viz.:

Lot 7, Block 632, Fourteenth Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 13, Page 13, Public Records of Sarasota County, Florida.

SUBJECT TO easements, restrictions, reservations, conditions, declarations, limitations, easements, right of way and zoning ordinances, if any, provided that this shall not serve to reimpose same and taxes for the current year and all subsequent years.

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, and hereby 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, except taxes accruing subsequent to December 31, 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Patricia Larsen

Witness #1 Signature

PATRICIA LARSEN

Witness #1 Printed Name

Andre Ricardo Hall

Andre Ricardo Hall

Kathleen Kizer-Hall

Kathleen Kizer-Hall

3233 TUESON RD.

NORTH PORT, FL. 34286

Witness #1 Address

Lynn Forgy

Witness #2 Signature

LYNN FORGY

Witness #2 Printed Name

3251 TUESON RD.

NORTH PORT, FL. 34286

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 29th day of June, 2026, by Andre Ricardo Hall and Kathleen Kizer-Hall, ☐ who is/are personally known to me or ☒ who has/have produced Drv. Lic. as identification.

Patricia Larsen

Signature of Notary Public

PATRICIA LARSEN

Print, Type/Stamp Name of Notary

Exp. 1-26-2028

