

This Instrument Prepared by:
Stephanie Radtke
Suncoast One Title & Closings, Inc.
103 West Marion Avenue
Suite 111
Punta Gorda, FL 33950

After Recording Return to:
Travis Thurston and Kristina Thurston
1230 Gantry Rd
North Port, FL 34288

Parcel Identification Number:
1118165502

8/31/2026 1:03 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3539039

Doc Stamp-Deed: \$140.00

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this “**Deed**”) is made as of this **28th day of August, 2026** between **Tony J. Shaw, a married man, Kenneth C. Shaw, a married man, and Joann Shaw**, whose mailing address is **11010 Northwest 16th Court, Pembroke Pines, FL 33026** (“**Grantor**”) to, **Travis Thurston and Kristina Thurston, a married couple**, whose mailing address is **1230 Gantry Rd, North Port, FL 34288** (“**Grantee**”).

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee’s successors and assigns forever, all the right, title, and interest in and to that certain real property (the “**Property**”) located and situated in **Sarasota County, Florida** and fully described as follows:

Lot 2, Block 1655, Thirty-Third Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 17, of the Public Records of Sarasota County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS 1 SIGNATURE

Anthony Piazzese
PRINT NAME

5504 S. Flamingo Rd.
ADDRESS

Cooper City, FL 33330

[Signature]
WITNESS 2 SIGNATURE

Nette Kennedy
PRINT NAME

5504 S. Flamingo Rd.
ADDRESS

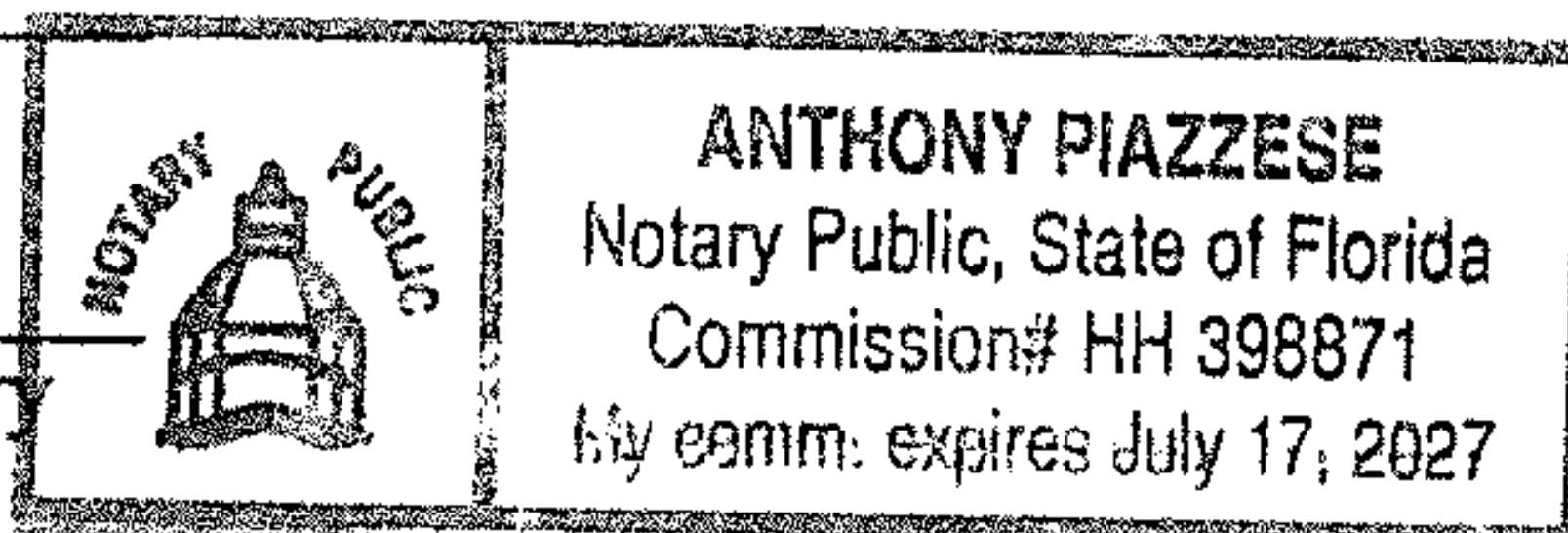
Cooper City FL 33330

[Signature]
Tony J. Shaw

STATE OF FL
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of August, 2026, by Tony J. Shaw, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public
Anthony Piazzese
Print, Type/Stamp Name of Notary



Signed, sealed and delivered in our presence:

Autumn Wilson
WITNESS 1 SIGNATURE
Autumn Wilson
PRINT NAME
531 Brantwood Rd
ADDRESS
Denver, NC 28037

Kenneth C. Shaw
Kenneth C. Shaw

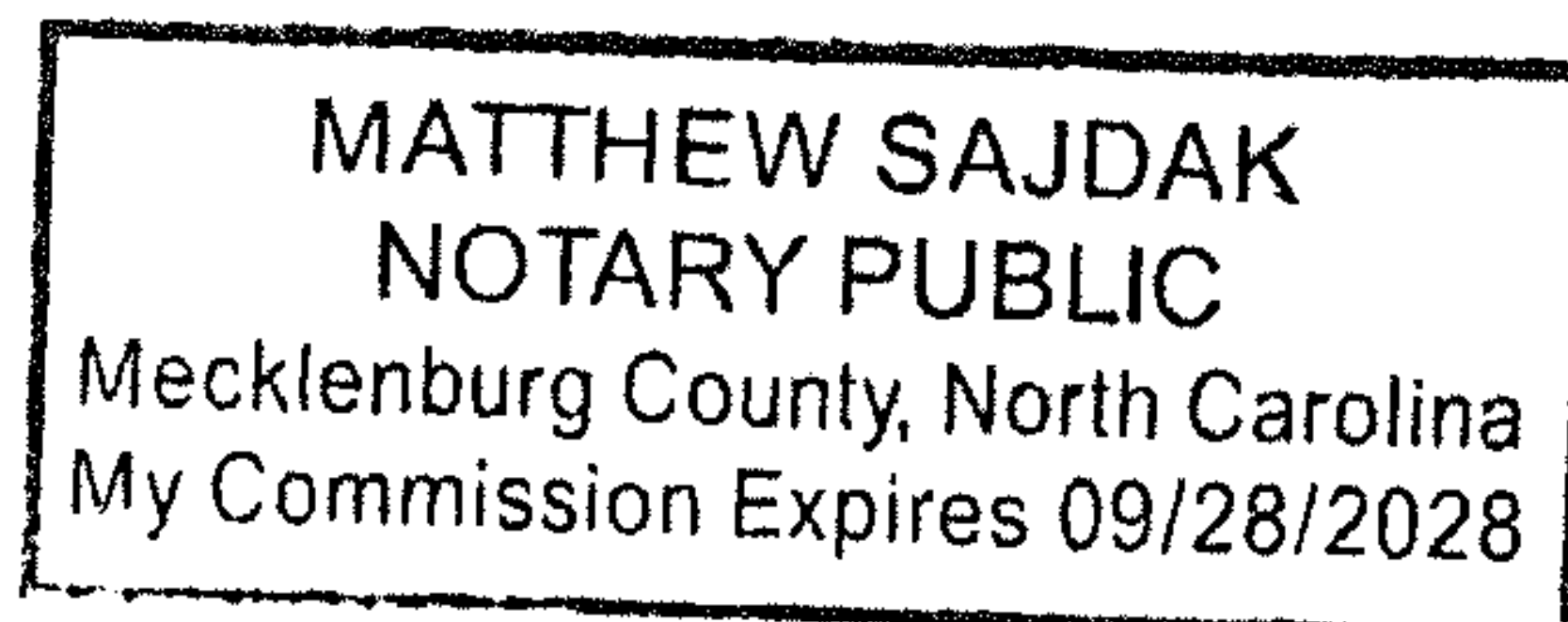
Dylan Furr
WITNESS 2 SIGNATURE
Dylan Furr
PRINT NAME
531 Brantwood Rd
ADDRESS
Denver, NC 28037

STATE OF North Carolina
COUNTY OF Lincoln

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of August, 2026, by Kenneth C. Shaw, ☐ who is/are personally known to me or ☒ who has/have produced Driver license as identification.

Matthew Sajdak
Signature of Notary Public

Matthew Sajdak
Print, Type/Stamp Name of Notary



Signed, sealed and delivered in our presence:

James Powers
WITNESS 1 SIGNATURE
James Powers
PRINT NAME
808 SW 12 Ave
ADDRESS
Fort Lauderdale, FL 33312

Joann Shaw
Joann Shaw

Kristi Duran
WITNESS 2 SIGNATURE
Kristi Duran
PRINT NAME
8012 Buttonwood Circle
ADDRESS
Tamarac FL 33321

STATE OF Florida
COUNTY OF Broward

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

Wendy L. Rohkamm
Signature of Notary Public

Print, Type/Stamp Name of Notary

