

8/31/2026 1:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539041

Prepared by and return to:

Charles Chacko

OS National LLC

3097 Satellite Blvd., Suite 230

Duluth, GA 30096

(770) 497-9100

This document is prepared as an incidental service
to the issuance of a title insurance policy.

Doc Stamp-Deed: \$2,587.20

File Number: 630812

Parcel Number: 1004-02-5018

Address: 5491 South Cranberry Boulevard, North Port, FL 34286

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 27 day of AUGUST, 2026, between Kevin Michael Decker and Melissa Decker, husband and wife, whose post office address is: 17806 Broadleaf Loop, Venice, FL 34293, Grantor, and OPENDOOR PROPERTY TRUST I, a Delaware statutory trust whose post office address is: 1295 W Washington St Suite 115 Tempe, AZ 85288, existing under the laws of the State of Delaware, Grantee, (Whenever 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, trusts and trustees.)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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, sold and conveyed to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 18, Block 250, SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 11, Pages 30, 30A through 30G, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1004-02-5018

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, except taxes accruing subsequent to 2025.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

Witness:

Maria Luisa Schack

Witness #1 Signature

Printed Name: MARIA LUISA SCHACK

Printed Address:

9333 Fruitland Ave
Englewood FL 34224

M. Schack

Witness #2 Signature

Printed Name: Michael Schack

Printed Address:

9333 Fruitland Ave
Englewood FL 34224

Grantor:

Kevin Michael Decker

Kevin Michael Decker

Melissa Decker

Melissa Decker

State of FLORIDA

County of SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of AUGUST, 2026 by Kevin Michael Decker and Melissa Decker, ☐ who is personally known to me or ☒ who has produced FL IDENTITY CARD as identification.

Maria Luisa Schack

Notary Public

Printed Name: MARIA LUISA SCHACK

My Commission Expires: 06/03/2029



MARIA LUISA SCHACK
Notary Public
State of Florida
Comm# HH683505
Expires 6/3/2029