

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119451 2 PG(S)

9/1/2026 2:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540003



Doc Stamp-Deed: \$2,135.00

Prepared by and Return to:
Jeannie Stambaugh, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

File No.: 268774-95

WARRANTY DEED

This indenture made on **September 01, 2026** by **Faith Shaw-Linn and Maurice Linn, wife and husband**, whose address is: 309 W. Carmean St., Ohio City, OH 45874 hereinafter called the "grantor", to **Steven Hostetter, a single man**, whose address is: 4413 South San Mateo Drive, North Port, FL 34288, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

Lot 5, Block 747, TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 13, Page(s) 8, 8A through 8V, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **1143074705**

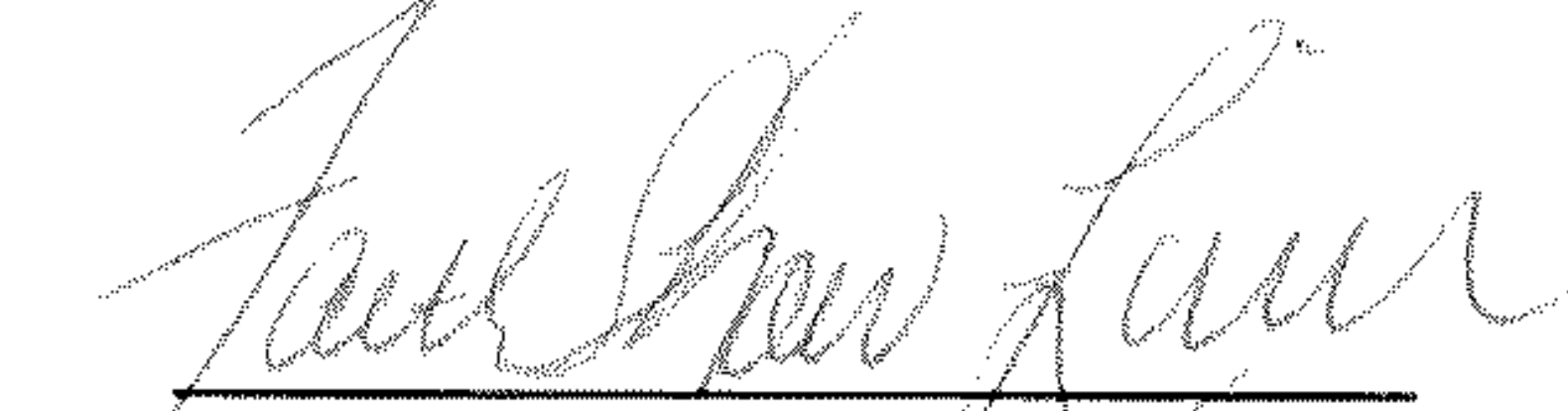
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

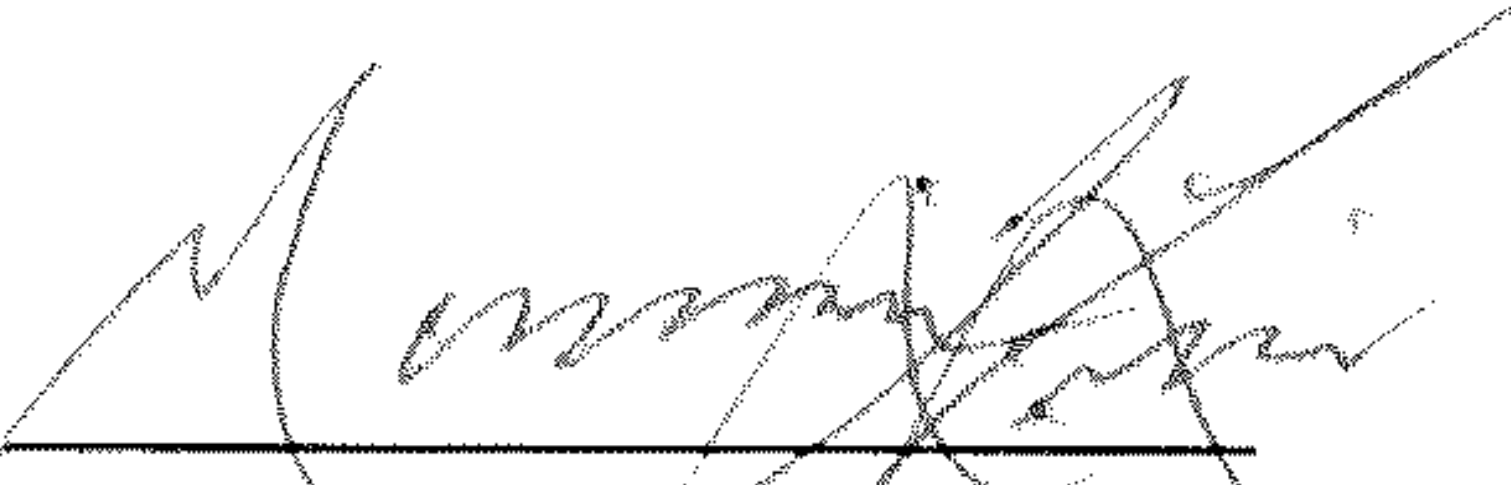
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

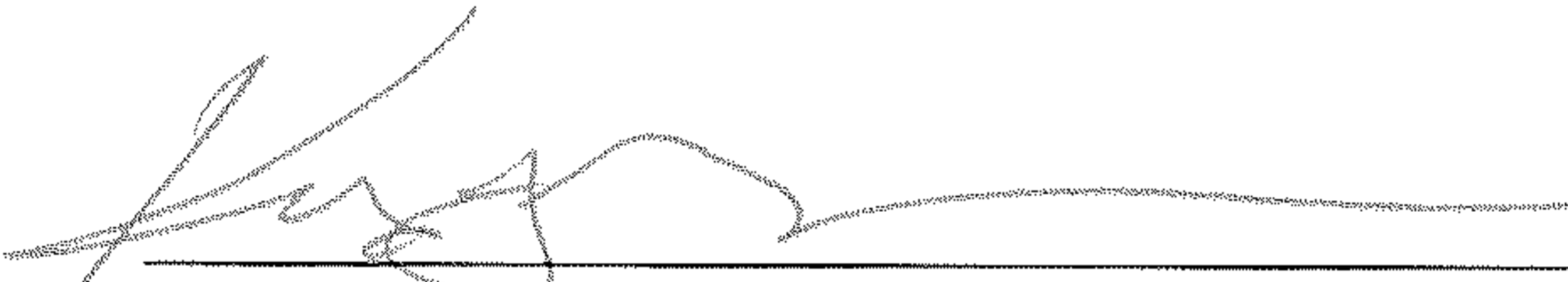
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

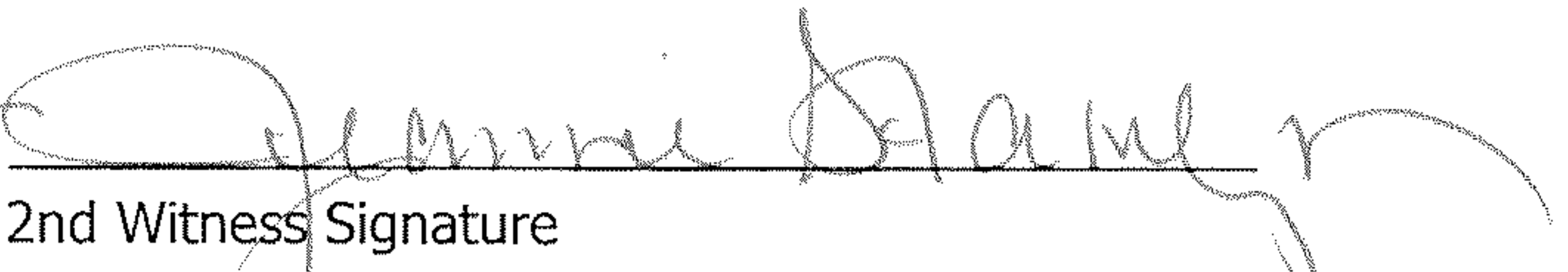
In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


Faith Shaw-Linn


Maurice Linn

Signed, sealed and delivered in our presence:


1st Witness Signature


2nd Witness Signature

Print Name: Kristi Leblanc

Print Name: Jeannie Stambaugh

Address: 992 Tamiami Trail, Unit G

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Port Charlotte, FL 33953

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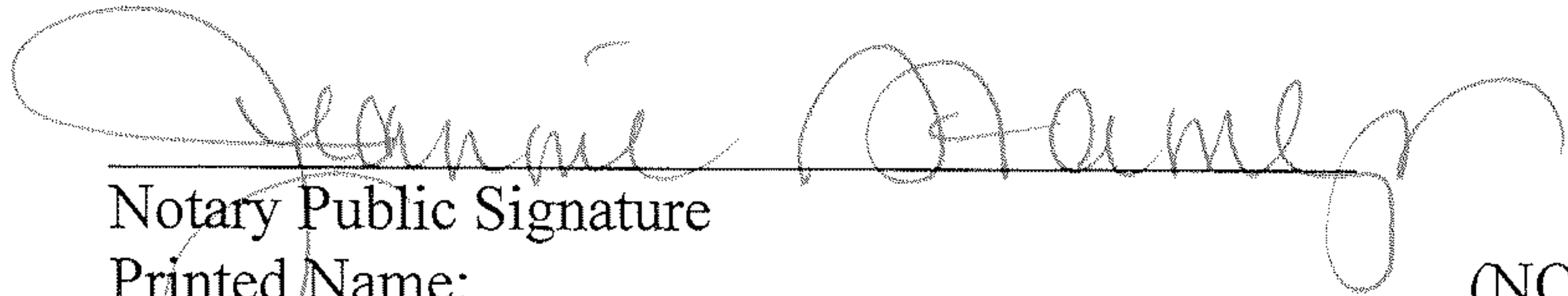
State of Florida

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online

notarization on August 28th 2026, by **Faith Shaw-Linn and Maurice Linn**, who (☐) is/are

personally known to me or who (☒) produced a valid id as identification.


Notary Public Signature

Printed Name:

My Commission Expires:

(NOTARY SEAL)

