

9/4/2026 11:44 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541419



Prepared by and Return to:
Tammy Klootwyk, an employee of
First International Title, LLC
223 Taylor Street, Ste 1120
Punta Gorda, FL 33950
File No.: 269495-92

Doc Stamp-Deed: \$420.00

WARRANTY DEED

This indenture made on September 03, 2026 by **James H. Edwards** whose address is: 1330 Amnesty Drive, North Port, FL 34288, hereinafter called the "grantor",

to **Hans Reginald Ferjuste and Heather Lynn Ferjuste, husband and wife**

whose address is: 4155 Polynesia Rd, 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:

Tract E, FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 21, Page(s) 1, 1A through 1TT, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1119240733

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

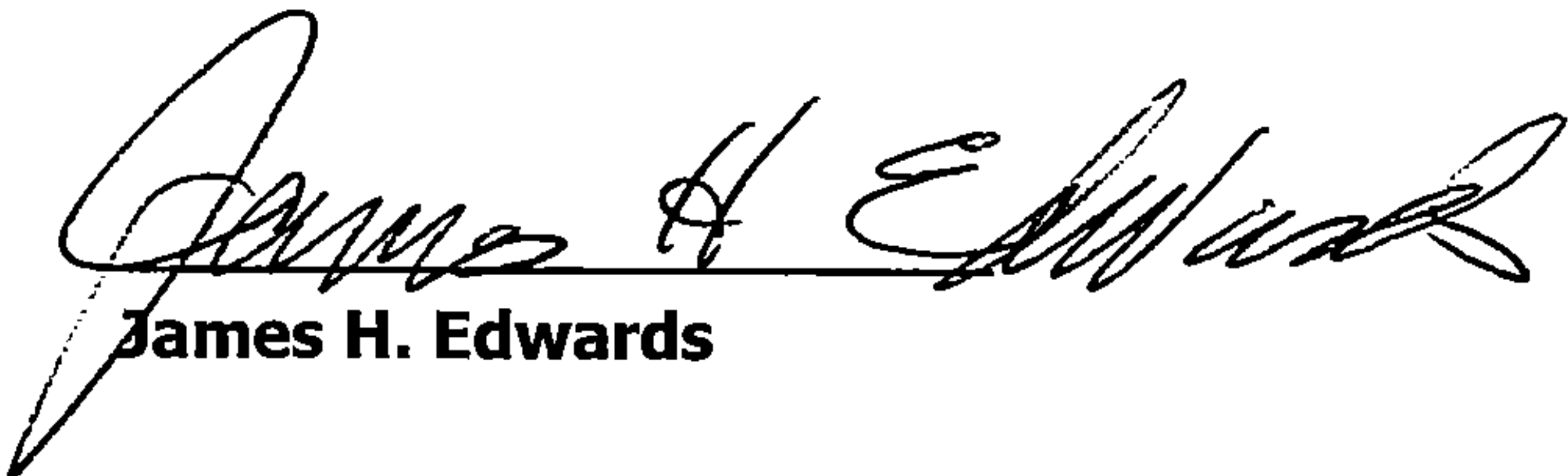
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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.

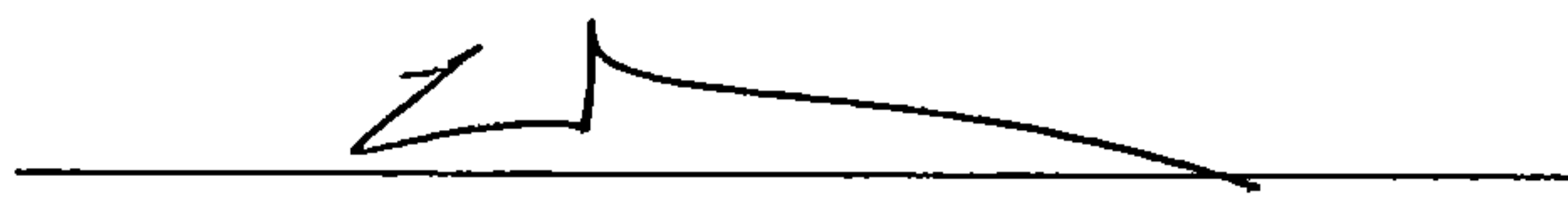

James H. Edwards

Signed, sealed and delivered in our presence:


1st Witness Signature

Print Name: Tamarack A Klootwijk

Address: 223 Taylor St. #1120
Punta Gorda FL 33950


2nd Witness Signature

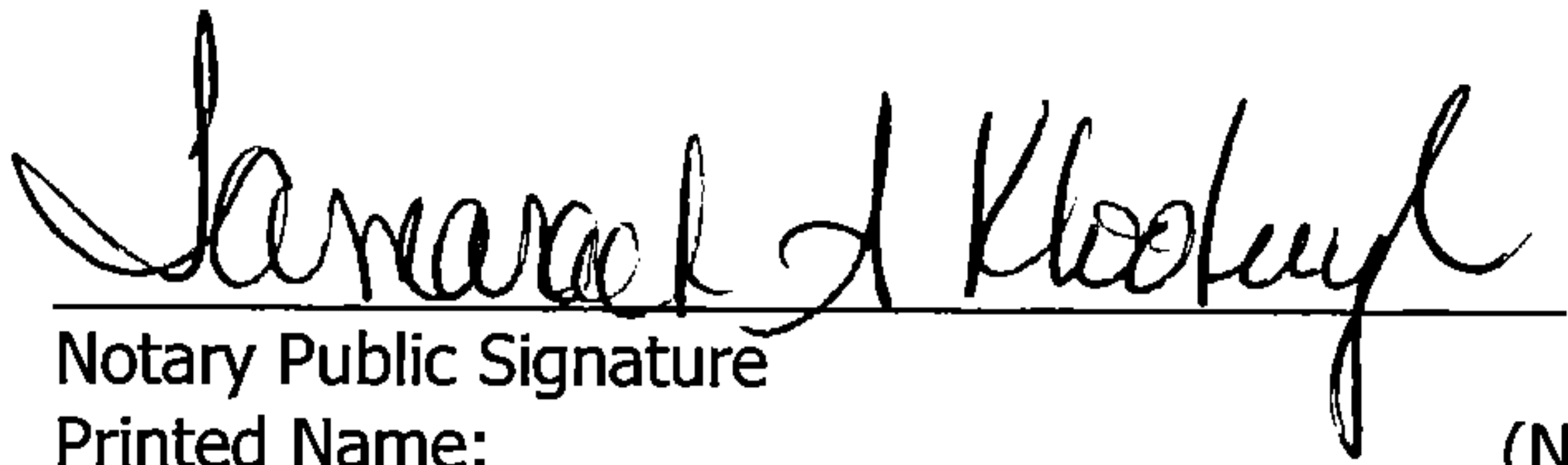
Print Name: Linda Raphael

Address: 223 Taylor St #1120
Punta Gorda FL 33950

State of Florida

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or ()
online notarization on this 3rd day of September, 2026, by **James H. Edwards**, who () is/are
personally known to me or who (☒) produced a valid drivers license as
identification.


Notary Public Signature

Printed Name:

My Commission Expires:

(NOTARY SEAL)

