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INSTRUMENT # 2026122150 2 PG(S)

9/8/2026 2:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3542242

Doc Stamp-Deed: \$2,520.00

Prepared by and return to:

Janelle Smith

North Port Title, LLC

13801 Tamiami Trail, Suite A

North Port, Florida 34287

941-423-0360

260383

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Warranty Deed

This Warranty Deed made this 8 day of ~~August~~ ^{September} 2026, between Scott McKinnon Lang, a married man whose post office address is 14 Steeplechase Drive, Tijeras, New Mexico 87059, grantor, and Robert William Werdell and Morgan Mary Werdell, a married couple whose post office address is 1236 Natrona Drive, North Port, Florida 34288, 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, and sold 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 4, Block 393, 10TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 12, Pages 22, 22A through 22M, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0979039304

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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 **December 31, 2025**.

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

Signed, sealed and delivered in our presence:

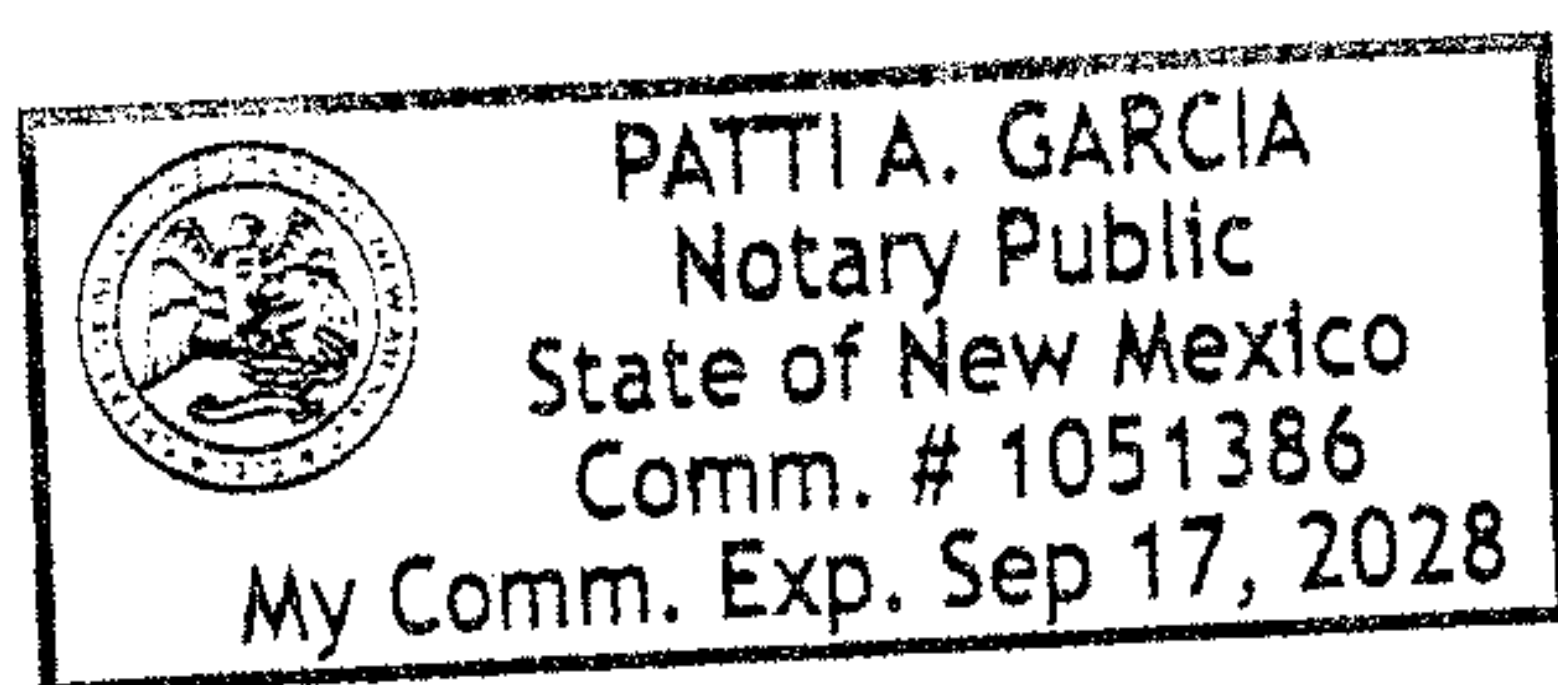
Maryann Martinez
Witness
Maryann Martinez
Witness Name Printed
121 Tennessee St NE
Albuquerque NM 87108
Witness Address
Olivia Gutierrez
Witness
Olivia Gutierrez
Witness Name Printed
12836 Lomas Blvd NE
Albuquerque NM 87112
Witness Address

Scott McKinnon Lang
Scott McKinnon Lang

State of New Mexico
County of Bernalillo

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 12th of August, 2026 by Scott McKinnon Lang, a married man, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)



Patti A. Garcia
Notary Public
Printed Name: Patti A. Garcia
My Commission Expires: 09/17/2028