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9/11/2026 1:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543895



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

Doc Stamp-Deed: \$154.00

File No.: 269233-95

WARRANTY DEED

This indenture made on **September 11, 2026** by **Hans Maurer, a single man**, whose address is: PO Box 1590, 61 Wolverine, Inuvik, NT X0E 0T0 Canada hereinafter called the "grantor", to **Landsun Properties 3, LLC, A Florida Limited Liability Company**, whose address is: 5292 Royal Poinciana Way, North Port, FL 34291, 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:

Parcel 1:

Lot 18, Block 2098 of the 45th Addition to Port Charlotte Subdivision, a Subdivision According to the Plat thereof, as recorded in Plat Book 19, Page 38, of the Public Records of Sarasota County, Florida.

Parcel 2:

Lot 19, Block 2098 of the 45th Addition to Port Charlotte Subdivision, a Subdivision According to the Plat thereof, as recorded in Plat Book 19, Page 38, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1131209818, 1131209819

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.

Hans Maurer
Hans Maurer

Signed, sealed and delivered in our presence:

Jason Ester
1st Witness Signature

Alejandra Kuchenbaur
2nd Witness Signature

Print Name: Jason Ester

Print Name: Alejandra Kuchenbaur

Address: 3184 Bennington St North Port FL 34288 Address: 5575 Seminary Rd. #414, Falls Church, VA 22041

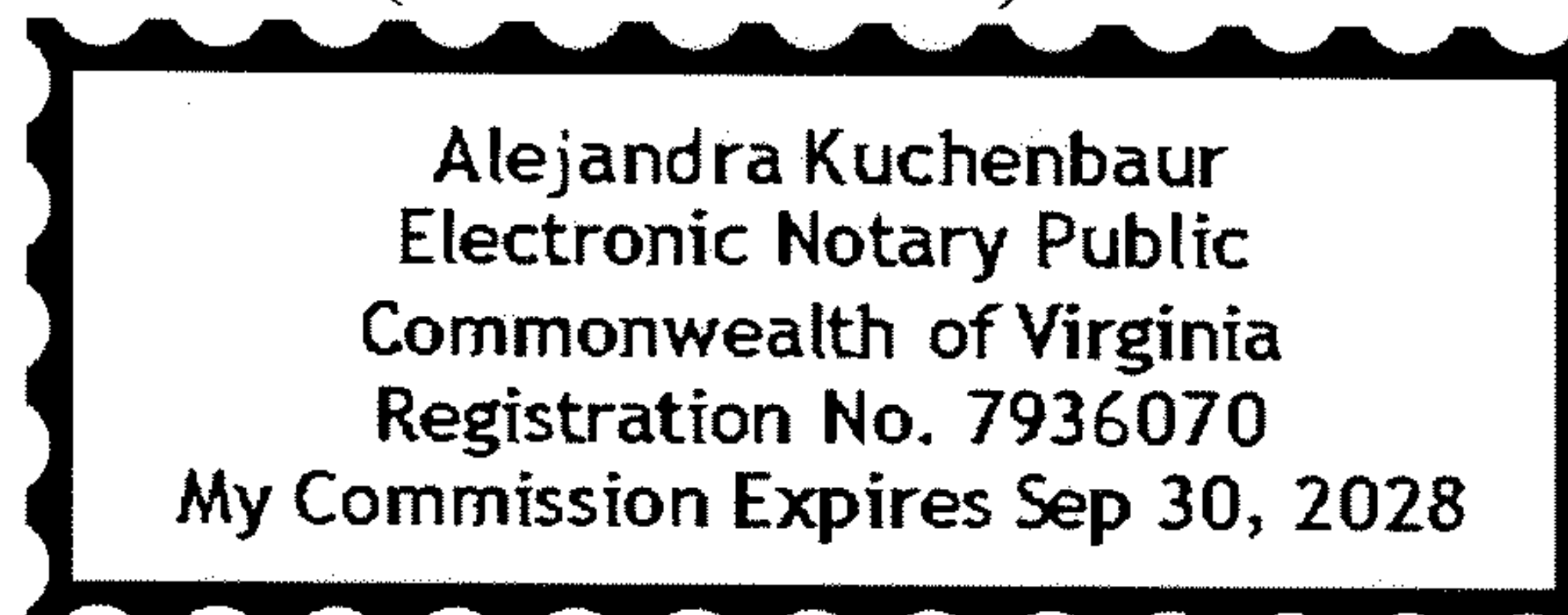
State of VIRGINIA

County of FAIRFAX

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (☒) online notarization on September 10, 2026, by **Hans Maurer**, who () is/are personally known to me or who (☒) produced a valid a Driver's License as identification.

Alejandra Kuchenbaur
Notary Public Signature
Printed Name: Alejandra Kuchenbaur
My Commission Expires: 09/30/2028

(NOTARY SEAL)



Completed via Remote Online Notarization using 2 way Audio/Video technology.