

Prepared by:
John W. Monroe, Jr.
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, Florida 32502
File Number: A0458-169592
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3543908

Doc Stamp-Deed: \$203.00

Warranty Deed

This WARRANTY DEED, dated September 10, 2026 A.D. By:
Charles R. Clements
whose address is: 4635 Denpat Ct., Arlington, Virginia 22203-1006,
hereinafter called the GRANTOR, to:
Adams Homes of Northwest Florida, Inc., a Florida corporation
whose post office address is: 100 West Garden Street, Second Floor, Pensacola, Florida 32502,
hereinafter called the GRANTEE:

(Whenever used herein the term "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.)

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, viz:

Lots 10 and 11, Block 1389, Twenty-Eighth Addition to Port Charlotte Subdivision , according to the plat thereof as recorded in Plat Book 15, Page 12, Public Records of Sarasota County, Florida.

Grantor warrants and represents the foregoing property does not constitute the homestead of the Grantor(s) for any purposes under Florida Law or the Florida Constitution and the property is not adjacent to or contiguous to the Grantor's homestead.

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

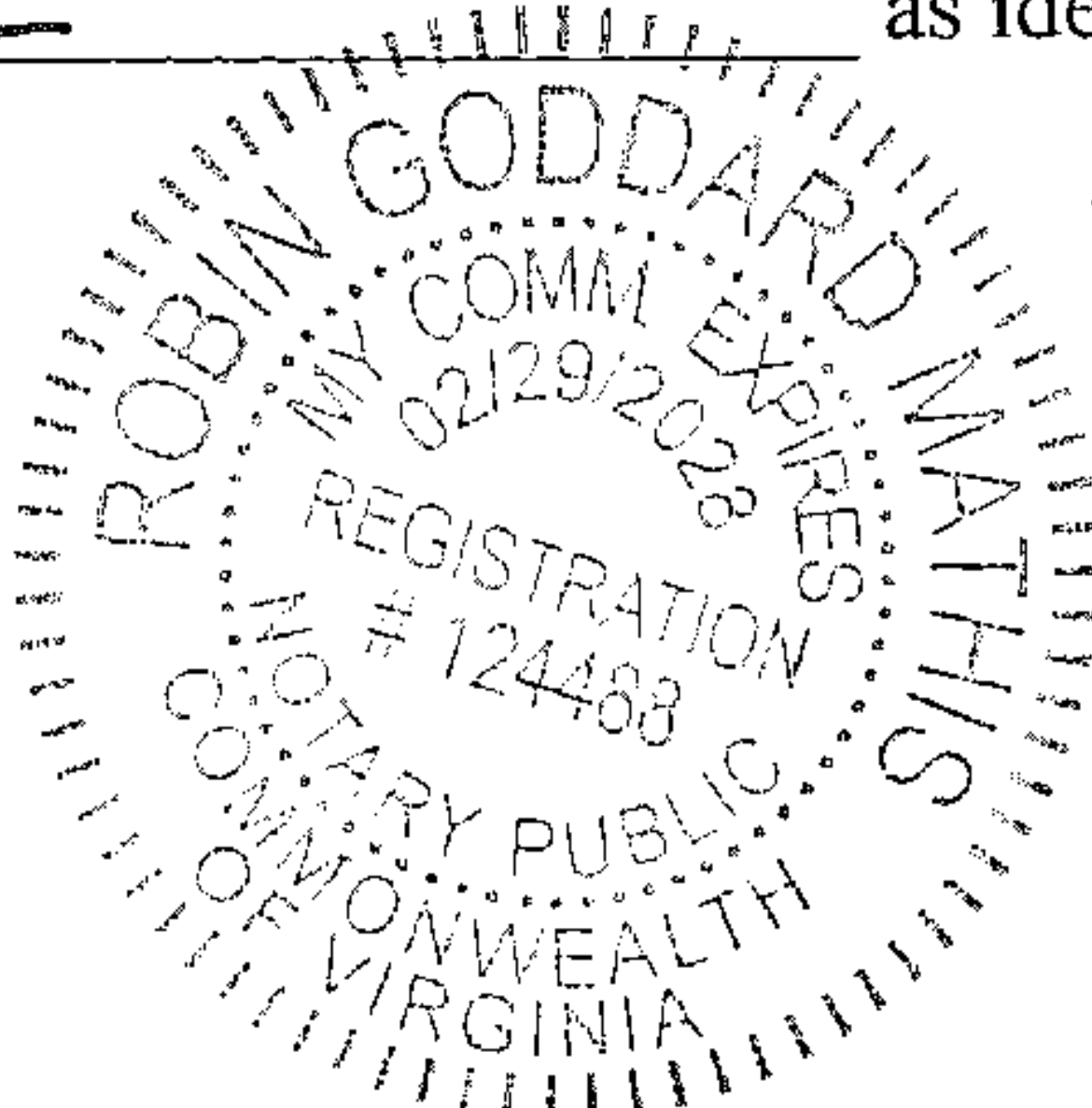
Signed, sealed and delivered in the presence of the following witnesses:

Sign [Signature]
Witness Printed Name Caityn Maguire
Address: 11325 Random Hills Rd. #160
Fairfax Va 22030
Sign [Signature]
Witness Printed Name Michael Y. Irvin
Address: 3409 Burrows Ave
Fairfax Va 22030
State of Virginia
County of Fairfax

Charles R. Clements by Kevin Clements Attorney in Fact
Charles R. Clements, by Kevin Clements, Attorney in Fact

The foregoing instrument was sworn to, subscribed and acknowledged before me this 10th day of September, 2026, by means of ☒ physical presence or () online notarization, by Kevin Clements, Attorney in Fact for Charles R. Clements, who is personally known to me or who has produced Va DL as identification.

(seal)



[Signature]
Notary Public
Print Name: Robin Goddard Mathis
My Commission Expires: 2/29/28