

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026124811 2 PG(S)**

9/14/2026 1:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544566

Prepared by and Return to:

Jill Barberine

Suncoast One Title & Closings, Inc.

103 West Marion Avenue, Suite 111

Punta Gorda, FL 33950

Doc Stamp-Deed: \$63.00

File No.: PG-2026-3441

Parcel ID Number: 1146198712

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 14th day of September, 2026 between Thomas Equity, LLC, a Florida Limited Liability Company, whose post office address is 17220 Primavera Circle, Cape Coral, FL 33909, of the County of Lee, State of Florida, Grantor, to The Law Offices of St Augustine, PA, Trustee of VHD 6794 Land Trust dated December 10, 2025, whose post office address is PO Box 834, Naples, FL 34106, of the County of Collier, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 12, Block 1987, Forty-Fourth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 19, Page(s) 33 and 33A through 33W, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land

and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

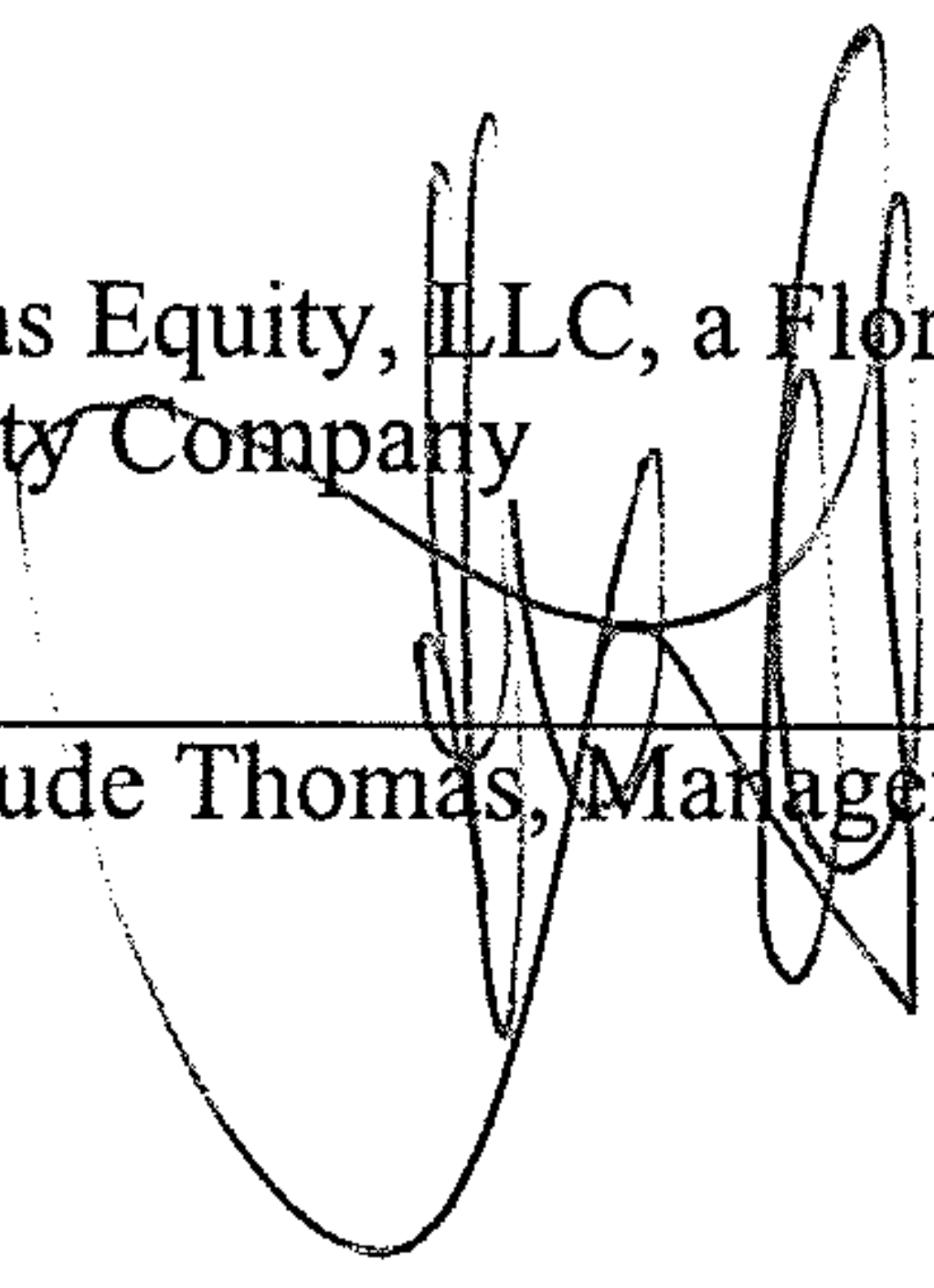
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS 1 SIGNATURE
PRINT NAME: Jill Barberine
WITNESS 1 ADDRESS:
103 W. Marlon Ave. Ste. 111
Punta Gorda, Fl. 33950

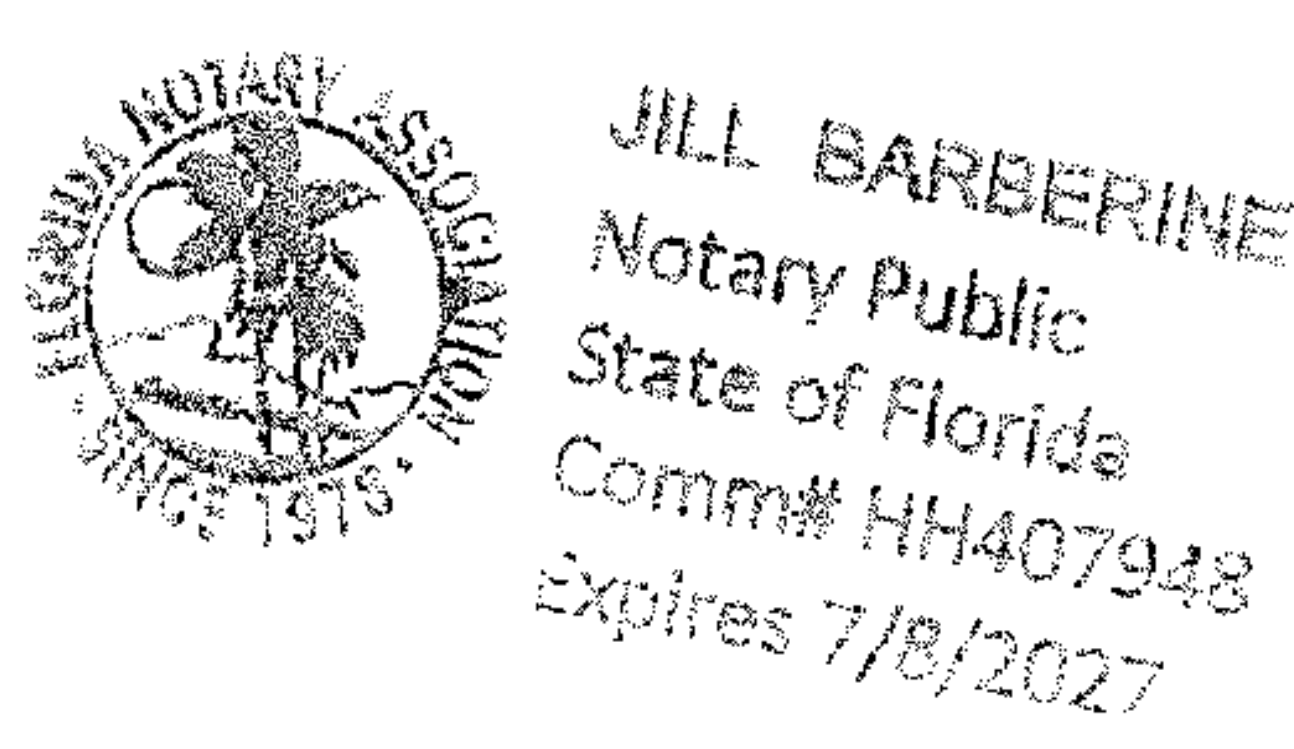

WITNESS 2 SIGNATURE
PRINT NAME: Julie Brooks
WITNESS 2 ADDRESS:
103 W. Marlon Ave. Ste. 111
Punta Gorda, Fl. 33950

Thomas Equity, LLC, a Florida Limited Liability Company

By: 
Claude Thomas, Manager

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of September, 2026, by Claude Thomas, Manager of Thomas Equity, LLC, a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced license as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

(NOTARY SEAL)