

Prepared by:

Robert Vaughan
6925 Bonner Ave.
Clearwater, FL 33761

Record and Return and Mail Tax Bill to:

Land Supplier, LLC
6925 Bonner Ave.
Clearwater, FL 33761

9/15/2026 2:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545279

Doc Stamp-Deed: \$38.50

WARRANTY DEED

Made this September 15, 2026 by **Andrzej Drabato, a married man**, whose post office address is: **1859 Loner Gore Road, Webster, MA 01570**, hereinafter called the grantor, to **Land Supplier LLC, a Delaware Limited Liability Corporation**, whose post office address is: **6925 Bonner Ave., Clearwater, FL 33761**, 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 **\$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 situated in **Sarasota County and State of Florida, viz:**

LOT 15, BLOCK 1375, TWENTY-EIGHTH ADDITION TO PORT CHARLOTTE
SUBDIVISION, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF
AS RECORDED IN PLAT BOOK 15, PAGE(S) 12, 12-A THROUGH 12-K, PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Id# 0949-13-7515

Subject property is VACANT LAND AND IS NOT the homestead property of the grantor.

**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 to December 31, 2026.

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this Deed, the day and year above written.

Signed, sealed and delivered in our presence:

Jacob Gaulin
Witness Signature

Andrzej Drabato
Andrzej Drabato - Grantor

Jacob Gaulin
Print Witness Name

482 Southbridge St 01501
Print Witness Address

Tanner Laue
Witness Signature

Tanner Laue
Print Witness Name

482 Southbridge St 01501
Print Witness Address

State of Massachusetts

County of Worcester

I am a notary public of the State of Massachusetts

My commission expires: 04-27-29

The foregoing instrument was acknowledged before me by means of physical presence, this 15th day of Sept., 2026 by Andrzej Drabato - Grantor, who is ☐ personally known to me and/or who ☒ has produced identification. MA Driver's License

Devin Gaulin
Notary Public
Print notary name: _____

 **DEVIN T GAULIN**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 27, 2029