

9/16/2026 2:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545855

Doc Stamp-Deed: \$2,044.00

Prepared by and return to:
Hayley Baldinelli
Premier Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 212-1820
File No: 2026-6872

Purchase Price: \$292,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$2,044.00
Parcel Identification No.: 1001184522

WARRANTY DEED

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

THIS INDENTURE made this September 15th, 2026, between **Krinke Properties, LLC**, a Florida limited liability company, whose post office address is **5309 Simrak Street, North Port, FL 34287**, hereinafter referred to as the “GRANTOR”, to **Adam Ryan Barker, an unmarried man, and Caroline Merry Felton, a single woman, as joint tenants with right of survivorship**, whose post office address is **5671 Archipelago Street, Nokomis, FL 34275**, hereinafter referred to as the “GRANTEE”.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in Sarasota County, Florida, to wit:

Lot 22, Block 1845, of FORTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the Plat thereof as recorded in Plat Book 16, Pages 41, 41A through 41E, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

Juliette L Gettle
Printed Name: Juliette L Gettle
P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

Krinke Properties, LLC, a Florida limited liability company

By: *Thomas Krinke*
Thomas Krinke, as Manager

WITNESSES #2:

Grant Burns
Printed Name: GRANT BURNS
P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of September, 2026, by Thomas Krinke, as Manager of Krinke Properties, LLC, a Florida limited liability company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

Juliette L Gettle
Signature of Notary Public

Juliette L Gettle

Print, Type/Stamp Name of Notary

