

9/17/2026 11:33 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546201

Doc Stamp-Deed: \$196.00



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

File No.: 269907-95

WARRANTY DEED

This indenture made on **September 16, 2026** by **Adams Homes of Northwest Florida, Inc., a Florida corporation**, whose address is: 3000 Gulf Breeze Parkway, Gulf Breeze, FL 32563 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:

Lot 12, Block 1431, Twenty-Ninth Addition to Port Charlotte, according to the Plat thereof, recorded in Plat Book 15, Page 13, of the Public Records of Sarasota County, Florida.

And

Lot 15, Block 1431, Twenty-Ninth Addition to Port Charlotte, according to the Plat thereof, recorded in Plat Book 15, Page(s) 13, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0954143112 and 0954143115

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.

Adams Homes of Northwest Florida, Inc., a Florida corporation

Don Adams
By Don Adams, Authorized Agent

Signed, sealed and delivered in our presence:

Tennille Paine
1st Witness Signature

Print Name: TENNILLE PAINE

Address: 100 W. GARDEN ST.
PENSACOLA, FL 32502

State of Florida
County of Escambia

Blanche Scyffore
2nd Witness Signature

Print Name: BLANCHE SCYFFORE

Address: 100 W. GARDEN ST.
PENSACOLA, FL 32502

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on Sept 10, 2026, by **Don Adams, Authorized Agent of Adams Homes of Northwest Florida, Inc., a Florida corporation**, who (☒) is/are personally known to me or who (☐) produced a valid _____ as identification.

Tara A. Mullen
Notary Public Signature
Printed Name: Tara A. Mullen
My Commission Expires:

(NOTARY SEAL)

