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INSTRUMENT # 2026127747 3 PG(S)

9/18/2026 4:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547193

Prepared by and return to:

Janelle Smith

North Port Title, LLC

13801 Tamiami Trail, Suite A

North Port, Florida 34287

941-423-0360

260423

Doc Stamp-Deed: \$2,345.00

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_____|Space Above This Line For Recording Data|_____

Warranty Deed

This Warranty Deed made this 18 day of September 2026, between **David Weissert, a married man and Paula Kiernan, a married woman, individually and as Successor Trustees of the Charles E. Freyler Revocable Trust Agreement dated February 14, 2024** whose post office address is **4239 La France Avenue, North Port, Florida 34286**, grantor, and **RNNAJC, LLC, a Florida Limited Liability Company** whose post office address is **5306 MacCaughy Drive, North Port, Florida 34287**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

Lot 25, Block 532, of 18th ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision according to the Plat thereof, recorded in Plat Book 14, pages 6, 6A through 6V, inclusive, of the Public Records of Sarasota County, Florida.a

Parcel Identification Number: 0967053225

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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 subsequent to **December 31, 2025**.

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:

Lillian Cerrone
Witness

Lillian Cerrone

Witness Name Printed

115 Nine Partners Lane

Millbrook NY 12545

Witness Address

Jessica Hammond

Witness

Jessica Hammond

Witness Name Printed

3263 Franklin Ave

Millbrook NY 12545

Witness Address

Paula Kiernan
Paula Kiernan, individually and as Successor Trustee

State of New York
County of Dutchess

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 of September, 2026 by Paula Kiernan, individually and as Successor Trustee of the Charles E. Freyler Revocable Trust Agreement dated February 14, 2024, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)

Jessica Hammond
Notary Public
Printed Name: Jessica Hammond
My Commission Expires: 12/17/29

JESSICA HAMMOND
Notary Public, State of New York
Registration No. 01HA0044334
Qualified in Dutchess County
Commission Expires 12/17/2029

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:

Janelle Smith
Witness

Janelle Smith 13801 Tamiami Trl
Witness Name Printed North Port FL 34287

David Weissert

David Weissert, individually and as Successor Trustee

Witness Address

Cynthia M Ehke

Witness

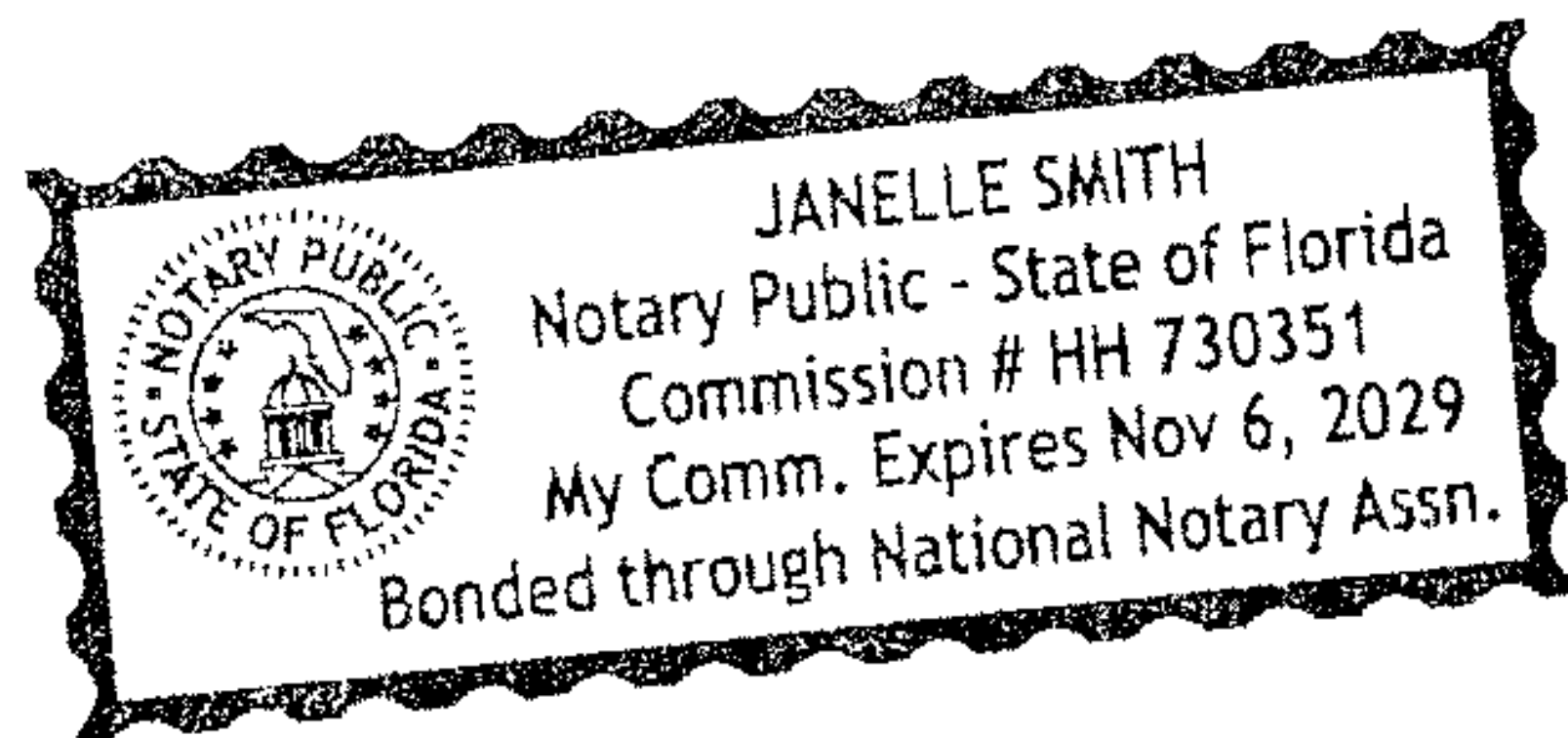
CYNTHIA M EHKE
Witness Name Printed

13801 Tamiami Trl
Witness Address North Port FL 34287

State of ~~New York~~ Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 of September, 2026 by David Weissert, individually and as Successor Trustee of the Charles E. Freyler Revocable Trust Agreement dated February 14, 2024, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)



Janelle Smith

Notary Public

Printed Name:

My Commission Expires: