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INSTRUMENT # 2026129027 2 PG(S)

9/23/2026 1:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548291



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

Doc Stamp-Deed: \$92.40

File No.: 269951-95

WARRANTY DEED

This indenture made on **September 23, 2026** by **Donald Mathey and Ruby Mathey, husband and wife**, whose address is: 428 Kimberly Heights Rd, Sevierville, TN 37876 hereinafter called the "grantor", to **Coloa, LLC, a Florida limited liability company**, whose address is: 5292 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 2450, FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 21, Page(s) 1, 1A through 1TT, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1121245012

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.

Donald Mathey
Donald Mathey

Ruby Mathey
Ruby Mathey

Signed, sealed and delivered in our presence:

Cindy Lemmons
1st Witness Signature

Print Name: Cindy Lemmons

Address: 3936 Snyder Rd.,
Apt. 212
Kodak, TN 37764

State of Tennessee

County of Sevier

Nancy E. Ferris
2nd Witness Signature

Print Name: Nancy E Ferris

Address: 509 Park Rd, Apt. 206
Sevierville, TN 37862

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or () online notarization on September 22, 2026, by **Donald Mathey and Ruby Mathey**, who () is/are personally known to me or who (☒) produced a valid TN Dnv. Lic as identification.

Nancy E. Ferris
Notary Public Signature
Printed Name: Nancy E Ferris
My Commission Expires: 04/18/2028

(NOTARY SEAL)

