

9/23/2026 2:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548480

Doc Stamp-Deed: \$168.00

Prepared by and return to:

Devan P. Spinelli, Esq.
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
(941) 348-6257
File No 12688-26SW-FL

Parcel Identification No 1134209633

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WARRANTY DEED

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

This indenture made the **25th day of September, 2026** between **Margaret L. McIntire, an unmarried woman**, whose post office address is **14943 Rider Pass Drive, Lithia, FL 33547**, of the County of Hillsborough, State of Florida, Grantor, to **Next Level Estates LLC, a Florida Limited Liability Company**, whose post office address is **2426 Altoona Avenue, North Port, FL 34286**, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 33, Block 2096, Forty-Fifth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 19, Page(s) 38, of the Public Records of Sarasota County, Florida.

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 a homestead property. Grantor's residence and homestead address is: 14943 Rider Pass Drive, Lithia, FL 33547.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

WITNESS #1 SIGNATURE

Margaret L. McIntire

WITNESS #1 PRINTED NAME

CLOSED Southwest Florida
151 Center Road, #B

WITNESS #1 ADDRESS

WITNESS #2 SIGNATURE

WITNESS #2 PRINTED NAME

CLOSED Southwest Florida
151 Center Road, #B

WITNESS #2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this day of 22 September 2026, by Margaret L. McIntire, (☐) who is/are personally known to me or (☒) who has/have produced Driver's License as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

