

9/24/2026 3:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3549058

This Instrument Prepared by and Return to:

Nacole Klootwyk

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20261260

Parcel ID: **1142257908**

Doc Stamp-Deed: \$1,697.50

Florida Documentary Stamps in the amount of **\$1,697.50** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **24th day of September, 2026** by

Bryan C. Ebner, a Single Man, Individually and as Trustee of the Bryan C. Ebner Trust dated January 7, 2025,

whose post office address is 2153 Kowal Ave, North Port, FL 34288,

herein called the Grantor, to

Denise Boehs, a Single Woman,

whose post office address is 2153 Kowal Ave, North Port, FL 34288,

hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TWO HUNDRED FORTY TWO THOUSAND FIVE HUNDRED AND 00/100 (**\$242,500.00**) 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, State of Florida, viz.:

Lot 8, Block 2579, 51st ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the plat thereof, as recorded in Plat Book 21, Pages 8, 8A through 8GG, inclusive, of the Public Records of Sarasota County, Florida.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Anita Salerno
Signature

Anita Salerno
Printed Name

324 Goldstein Street, Punta Gorda, FL 33950
Full Address

~~Bryan C. Ebner~~ Trust dated January 7, 2025

Bryan C. Ebner, Individually and as Trustee

Witness #2:

Tina Nacole Klootwyk
Signature

Tina Nacole Klootwyk
Printed Name

324 Goldstein Street, Punta Gorda, FL 33950
Full Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 23 day of September, 2026, by Bryan C. Ebner, () who is/are personally known to me or (X) who has/have produced Drivers License as identification

Tina Nacole Klootwyk
Signature of Notary Public



Print, Type/Stamp Name of Notary

My Commission Expires: