

3/26/2026 2:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3471919

Doc Stamp-Deed: \$2,047.50

Prepared by and return to:

Sara Huddleston  
Preferred Settlement Services  
1605 Main Street  
Suite 1112  
Sarasota, FL 34236  
(941) 376-9551  
File No 2026-6306

Purchase Price: \$292,500.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$2,047.50

Parcel Identification No.: 0434080029

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## **WARRANTY DEED**

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

**THIS INDENTURE** made this **26th day of March, 2026**, between **Joshua Een and Kristyn Eyerly, husband and wife**, whose post office address is **4510 Burns Terrace, Port Charlotte, FL 33981**, Grantors, to **Corbin Detko, an unmarried man**, whose post office address is **1777 Croton Drive, Venice, FL 34293**, Grantee :

**WITNESSETH**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 312, VENICE GARDENS, UNIT NO. 5, according to the plat thereof, recorded in Plat Book 9, Page 75, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantee that Grantors are lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantors have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:  
Charlene Hart  
Printed Name: Charlene Hart  
P.O. Address: 5040 Monhall St,  
Port Charlotte FL 33981

Joshua Een  
Joshua Een  
Kristyn Eyerly  
Kristyn Eyerly

WITNESSES #2:  
Charles L. Hart  
Printed Name: Charles L. Hart  
P.O. Address: 5040 Monhall St  
Port Charlotte FL 33981

STATE OF FLORIDA  
COUNTY OF Charlotte

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 23 day of March, 2026, by Joshua Een and Kristyn Eyerly,  who is/are personally known to me or  who has/have produced Dr License as identification.

Charlene Hart  
Signature of Notary Public  
Charlene Hart  
Print, Type/Stamp Name of Notary

