

PREPARED BY:/RETURN TO:
Aaron J. Backo, Attorney at Law
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North Port, Florida 34287
Telephone (941) 426-1193
Recording Fee \$ 10.00
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040890 1 PG(S)

3/30/2026 2:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473291

Doc Stamp-Deed: \$0.70

WARRANTY DEED

THIS INDENTURE, made this 27th day of March 2026, between **Kerry J. Rothmann** and **Sheila A. Rothmann**, Husband and Wife, Grantors, whose post office address is 4274 Markle Avenue, North Port, FL 34286, and **Robert J. Rothmann**, a single man, Grantee, whose post office address is 4274 Markle Avenue, North Port, FL 34286.

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

Lots 13 and 14, Block 516, 11th Addition to Port Charlotte Subdivision, according to the plat thereof, recorded in Plat Book 13, Pages 2 and 2A thru 2I, of the Public Records of Sarasota County, Florida.

Parcel Identification Numbers: 0966051613 & 0966051614

SUBJECT TO restrictions, reservations, limitations, conditions, and easements of record, and subject to taxes for the year 2026 and all subsequent years.

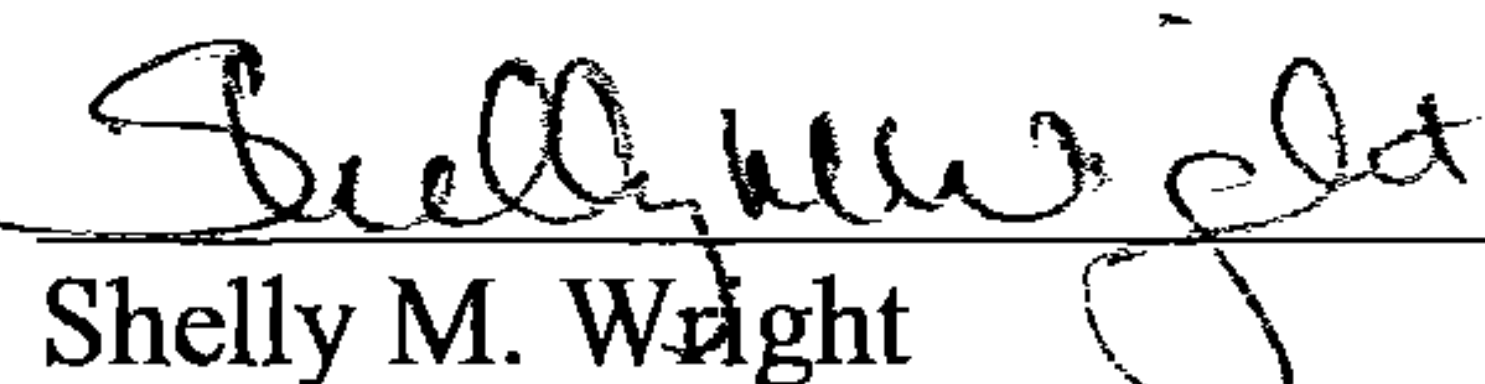
Grantors warrant that at the time of this conveyance, the subject properties are not the Grantors' homestead within the meaning set forth in the Constitution of the State of Florida. The subject properties are vacant lots contiguous to the Grantors' homestead property.

THIS INSTRUMENT has been prepared without benefit of title examination or opinion at the request of the parties hereto.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.


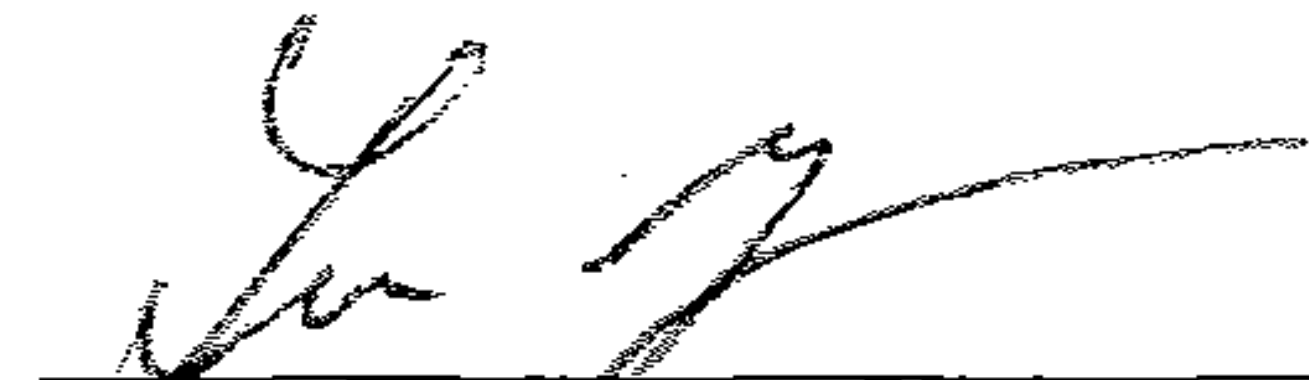
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:




Shelly M. Wright
13801-D Tamiami Trail
North Port, FL 34287

Sign


Kerry J. Rothmann

Leanna M. Griffith
13801-D Tamiami Trail
North Port, FL 34287

Sign


Sheila A. Rothmann

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, a Notary Public, by means of physical presence or online notarization, the foregoing instrument was acknowledged this 27th day of March 2026, by **Kerry J. Rothmann** and **Sheila A. Rothmann**, who have produced FL Driver Licenses as identification.



LEANNA M. GRIFFITH
Commission #HH 387497
Expires April 17, 2027


Notary Public