

3/31/2026 4:37 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3474219

This Instrument Prepared by and Return to:

Nacole Klootwyk

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260138

Parcel ID: **0786-10-0006**

Florida Documentary Stamps in the amount of **\$3,843.00** have been paid hereon.

Doc Stamp-Deed: **\$3,843.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **31st day of March, 2026** by

John A. McCarrie and Caren L. McCarrie, Husband and Wife,

whose post office address is 934 Scots Pine Lane, Hazle Township, PA 18202,

herein called the Grantor, to

Thomas Rowles,

whose post office address is 10341 Fox Run Road, Woodbury, MN 55129,

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)

WITNESSETH: That the Grantor, for and in consideration of the sum of FIVE HUNDRED FORTY NINE THOUSAND AND 00/100 (**\$549,000.00**) 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 6, of ANTIGUA AT WELLEN PARK, according to the plat thereof, as recorded in Plat Book 56, Page 160, 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:

Shelley Higgins
Signature

Shelley Higgins
Printed Name

324 Goldstein Street, Punta Gorda, FL 33950
Full Address

John A. McCarrie
Signature

Caren L. McCarrie
Signature

Witness #2:

Tina Nacole Klootwyk
Signature

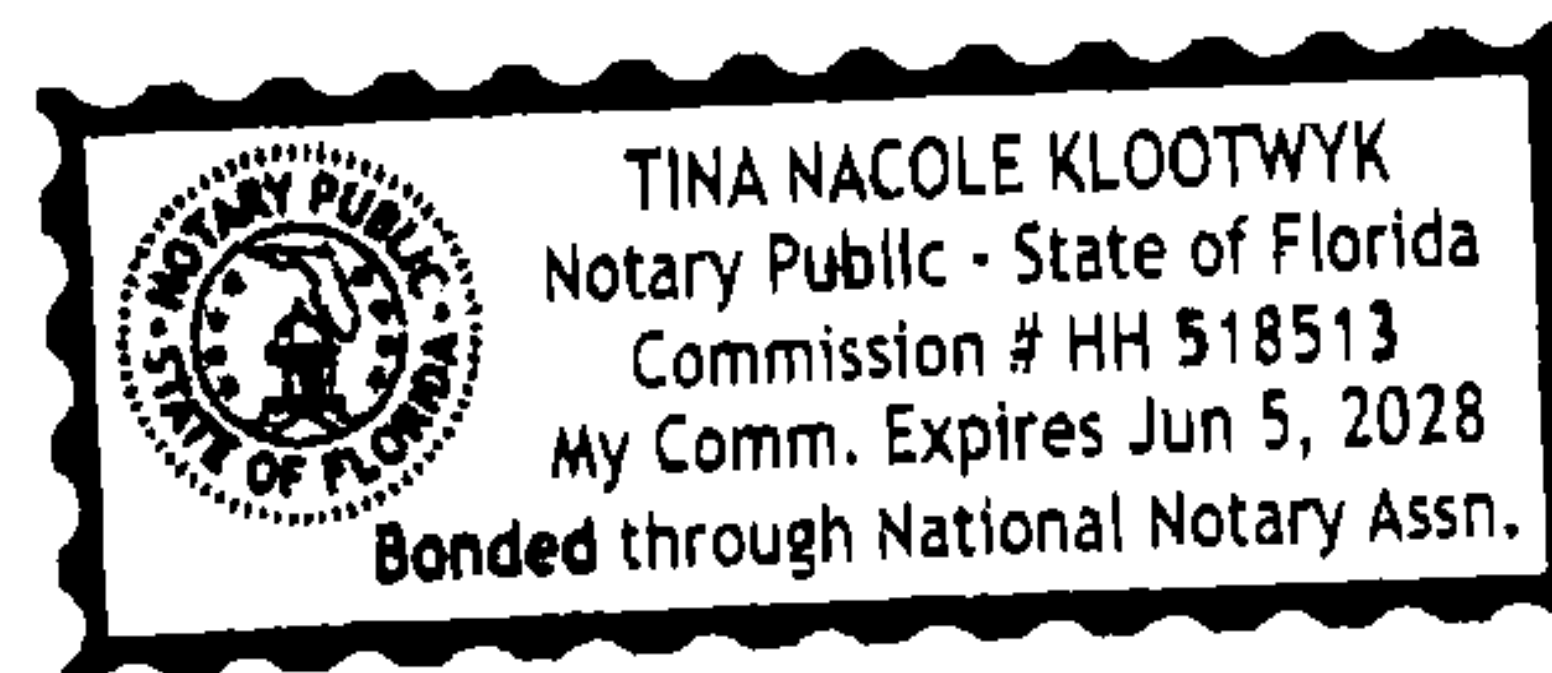
Tina Nacole Klootwyk
Printed Name

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 physical presence or online notarization, this 16 day of March, 2026, by John A. McCarrie and Caren L. McCarrie, who is/are personally known to me or who has/have produced Drivers License as identification.

Tina Nacole Klootwyk
Signature of Notary Public



Tina Nacole Klootwyk
Print, Type/Stamp Name of Notary