

4/1/2026 9:29 AM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3474347

Prepared by and return to:
Cristina Doolittle
Alliance Group Title, LLC
14850 Tamiami Trail
North Port, Florida 34287
File Number: 26-052

Doc Stamp-Deed: \$3,360.00

General Warranty Deed

This Indenture, made this March 31, 2026 A.D. By **Ricky G. Fadely and Suzanne K. Fadely, husband and wife**, whose post office address is: 391 Cash Smith Drive, Oneida, Tennessee 37841, hereinafter called the grantor, to **Shaun M. Sparks, a single man Victoria Sigillo, a single woman**, as Joint Tenants With Full Rights of Survivorship, whose post office address is: 5188 Balmor Terrace, North Port, Florida 34288, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) 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, Florida, viz:

Lots 12 and 13, Block 2530, Fifty-First Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 8, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **1008253012**

Subject to reservations, restrictions, and easements of record.

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; that the grantor hereby fully 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 December 31, 2025.

SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Allyson Ridenour
Witness Signature
Print Witness Name: Allyson Ridenour
Print Witness Address: 216 Sunset Drive
City and zip code: LaFollette, TN 37766

Ricky G. Fadely
Ricky G. Fadely

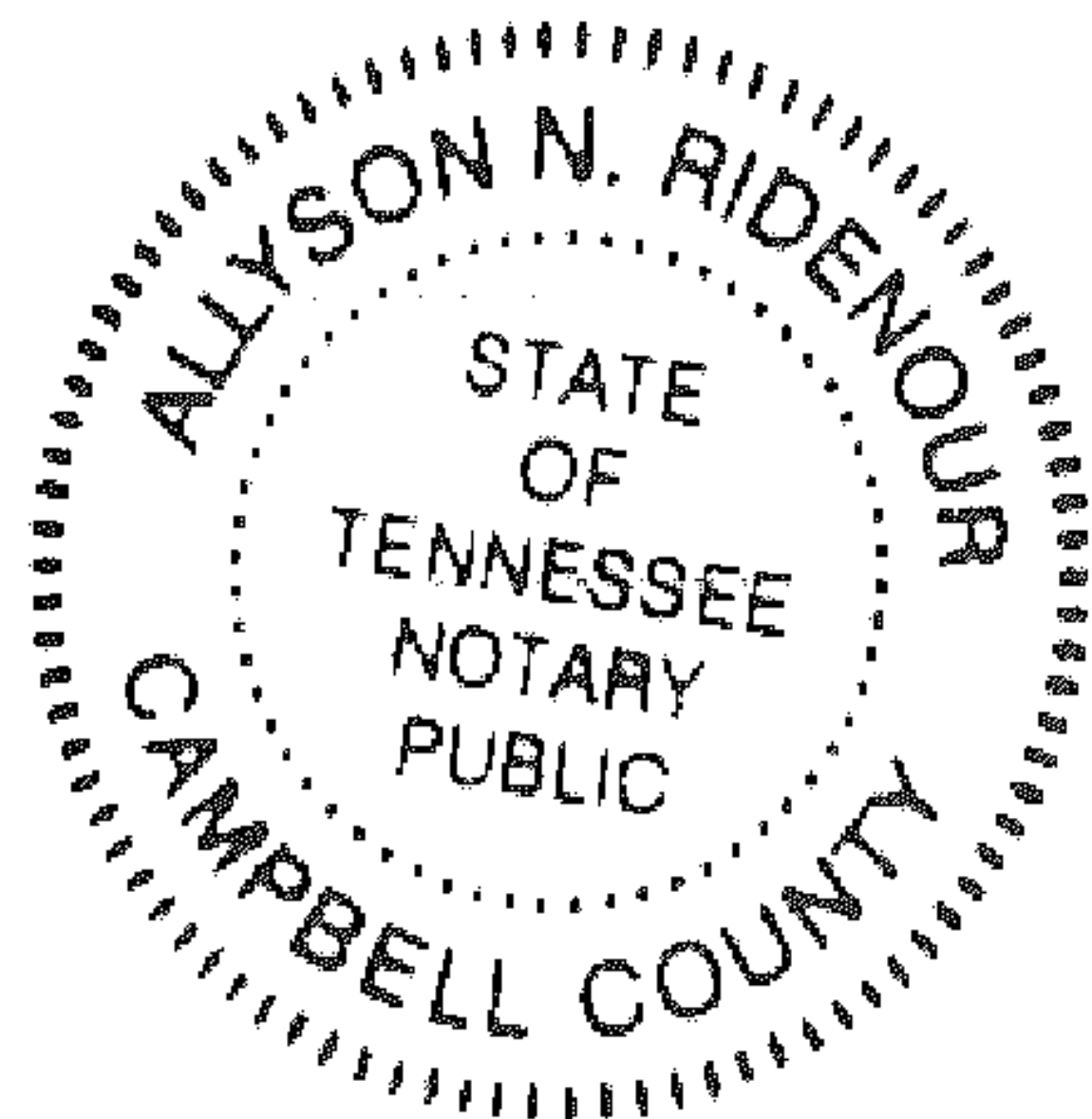
Brandy Burton
Witness Signature
Print Witness Name: Brandy Burton
Print Witness Address: 415 W. Central Ave.
City and zip code: LaFollette, TN 37766

Suzanne K. Fadely
Suzanne K. Fadely

STATE OF Tennessee
COUNTY OF Campbell

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of March, 2026, by Ricky G. Fadely and Suzanne K. Fadely, husband and wife, who is/are personally known to me or who has produced Drivers license as identification.

[SEAL]



Allyson Ridenour
Notary Public
Print Name: Allyson Ridenour

My Commission Expires: February 2, 2030