

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026043635 2 PG(S)

4/2/2026 4:37 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3475526

Doc Stamp-Deed: \$1,913.10

Prepared by and Recording requested by:  
Reid McCullough  
McCullough Legal Services  
2477 Stickney Point Road  
200A  
Sarasota, FL 34231  
941-484-9714  
File Number: 2026-200  
Parcel ID: 0960112603  
**Consideration: \$273,250.00**

## Warranty Deed

Know All Men By These Presents that, **Aimee M. Gensimore, a single woman, and Ian Troy Kulman, a single man**, (henceforth referred to as "Grantor") of **1104 Ring Street, North Port, FL 34286**, for consideration paid, grant to **Kylee Truett and Travis Truett, wife and husband**, (henceforth referred to as "Grantee") of **2749 Maximo Road, North Port, FL 34286**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 3, Block 1126, TWENTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION,  
according to plat thereof as recorded in Plat Book 15, Pages 2 and 2A through 2Q, inclusive, of  
the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.


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.

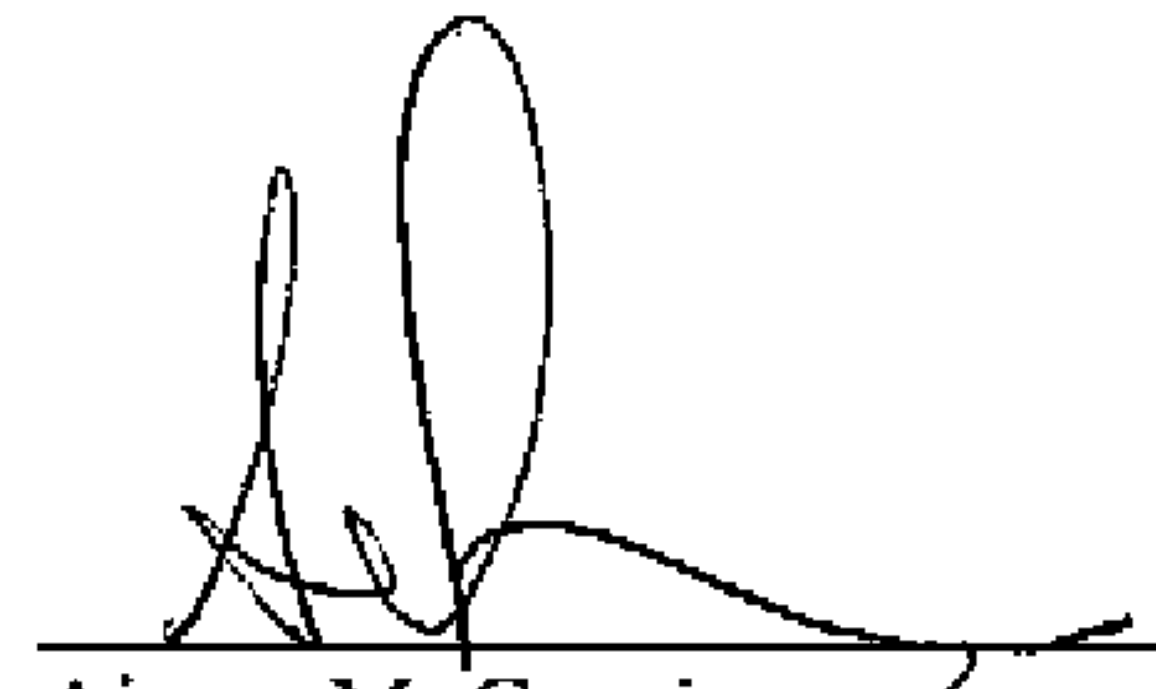
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2025.


In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 2nd day of April, 2026

WARRANTY DEED

  
\_\_\_\_\_  
Witness #1 Signature

Jessica Dull  
\_\_\_\_\_  
Witness #1 Printed Name

  
\_\_\_\_\_  
Aimee M. Gensimore

  
\_\_\_\_\_  
Ian Troy Kulman

P.O. Address: 4456 TAMiami Trl 2A  
Punta Gorda Fl 33980

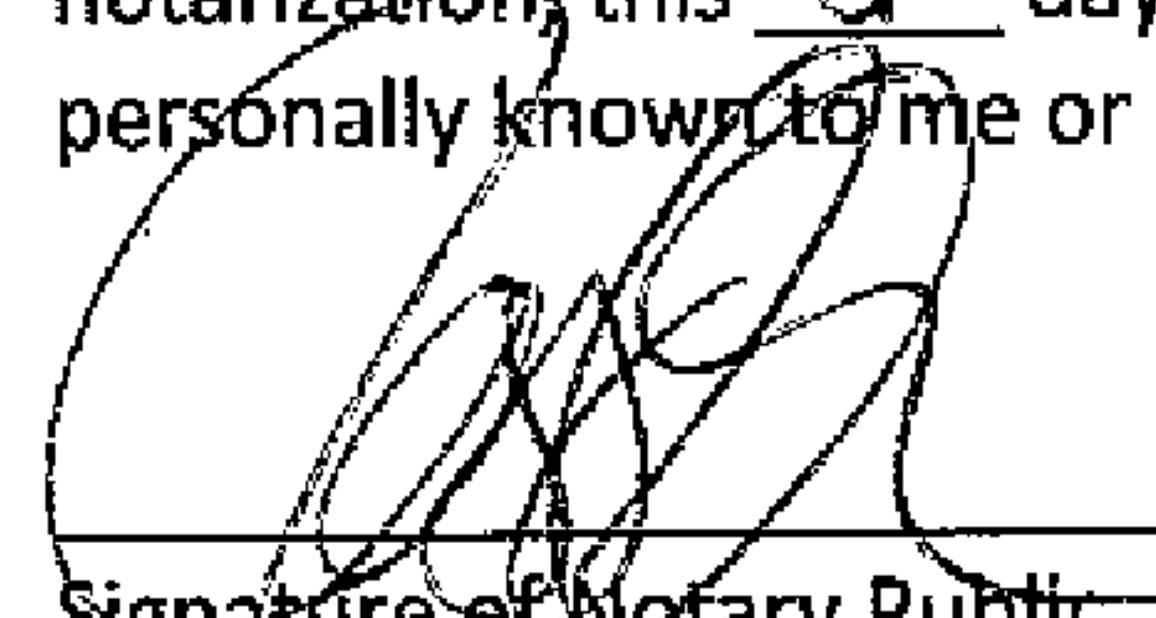
  
\_\_\_\_\_  
Witness #2 Signature

Tiffany Olsen  
\_\_\_\_\_  
Witness #2 Printed Name

P.O. Address: 4456 Tamiami Trl 2A  
Punta Gorda, FL 33980

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 2 day of April, 2026, by Aimee M Gensimore and Ian Troy Kulman, () who is/are personally known to me or () who has/have produced Fdi as identification.

  
\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print, Type/Stamp Name of Notary

