

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026052751 2 PG(S)**

4/21/2026 2:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483496



Doc Stamp-Deed: \$2,450.00

Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 263206-90

WARRANTY DEED

This indenture made on **April 20, 2026** by **ST and Associates, LLC, a Florida limited liability company**, whose address is: 1655 Clow CT, North Porth, FL 34286 hereinafter called the "grantor", to **Sarah McBride, a single woman and Rane Knoke and John Knoke, wife and husband**, whose address is: 3328 Waterloo Terrace, North Port, FL 34286, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 17, Block 808, 19TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, Page(s) 7, 7A through 7P, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0963080817**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

ST and Associates, LLC, a Florida limited liability company

TinaRae Gregoire
By TinaRae Gregoire, Member

Signed, sealed and delivered in our presence:

Carrie Stuckey
1st Witness Signature

Stephanie Bradshaw
2nd Witness Signature

Print Name: Carrie Stuckey

Print Name: Stephanie Bradshaw

Address: 5350 Desoto Rd
Sarasota FL 34235

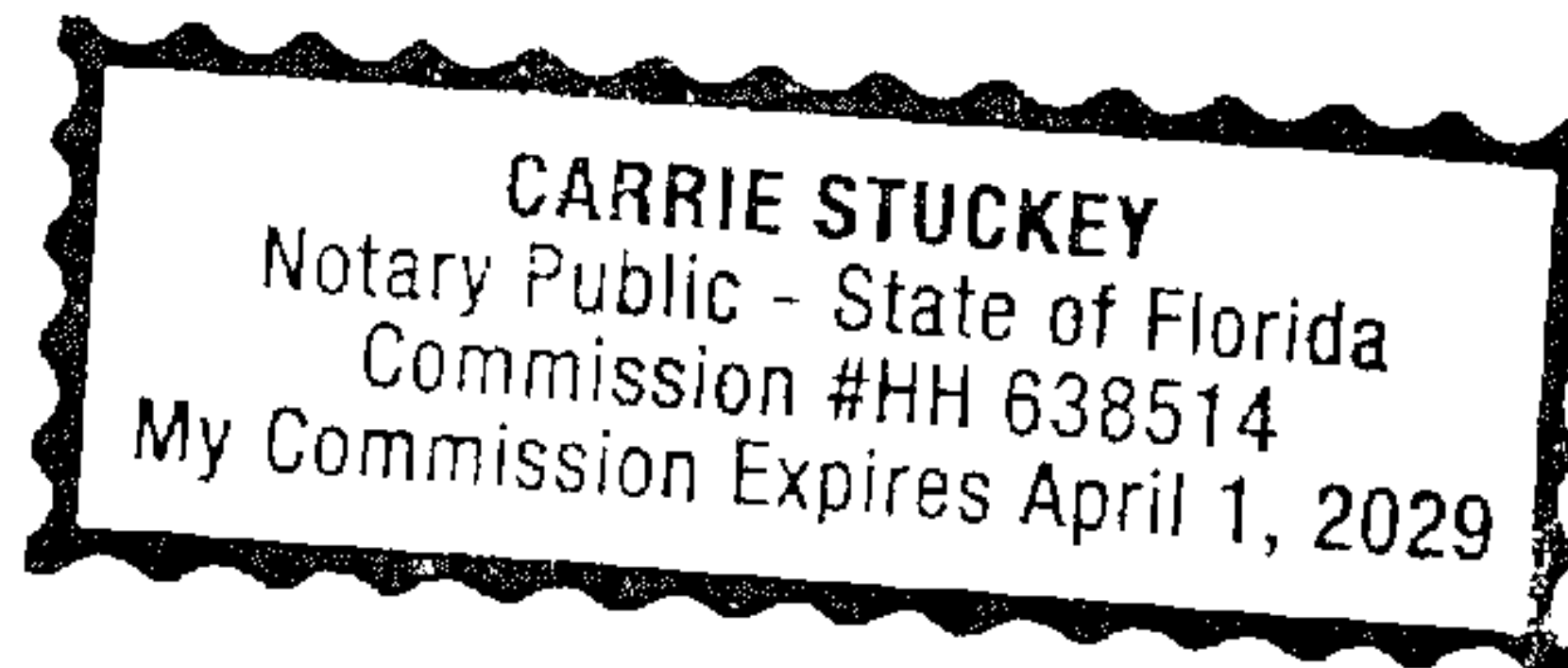
Address: 5470 S Bramberry
Blvd North Port FL 34286

State of Florida

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online
notarization on 4-20-2026, by **TinaRae Gregoire, Member of ST and Associates,**
LLC, a Florida limited liability company, who () is/are personally known to me or who () produced a valid
FL DL as identification.

Carrie Stuckey
Notary Public Signature
Printed Name: Carrie Stuckey
My Commission Expires: 4-1-29



(NOTARY SEAL)