

Prepared by:
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802 11th Street West
Bradenton, Florida 34205
File Number: 48379.000

4/22/2026 11:55 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3484002

Doc Stamp-Deed: \$2,170.00

Documentary Stamps in the amount
of \$2,170.00 are affixed hereto.

GENERAL WARRANTY DEED

Made this April 22, 2026 A.D. by Jason Alan Rubin and Ashley Lynn Rubin, husband and wife, whose address is 1801 Johannesburg Rd., North Port, Florida 34288, hereinafter collectively called the grantor, to Tamara M. Troxler Bossie, a single woman, whose address is 2134 Johannesburg Rd., 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, alienates, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 8, Block 1574, Thirty Second Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 16, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 1137157408

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To valid reservations, restrictions and easements of record.

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.

[signature page follows]

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 (as to both):

Witness #1 Signature: Anya Priddee
Witness #1 Printed Name: Anya Priddee
Address: 3442 Everett blvd.
North Port, FL 34286

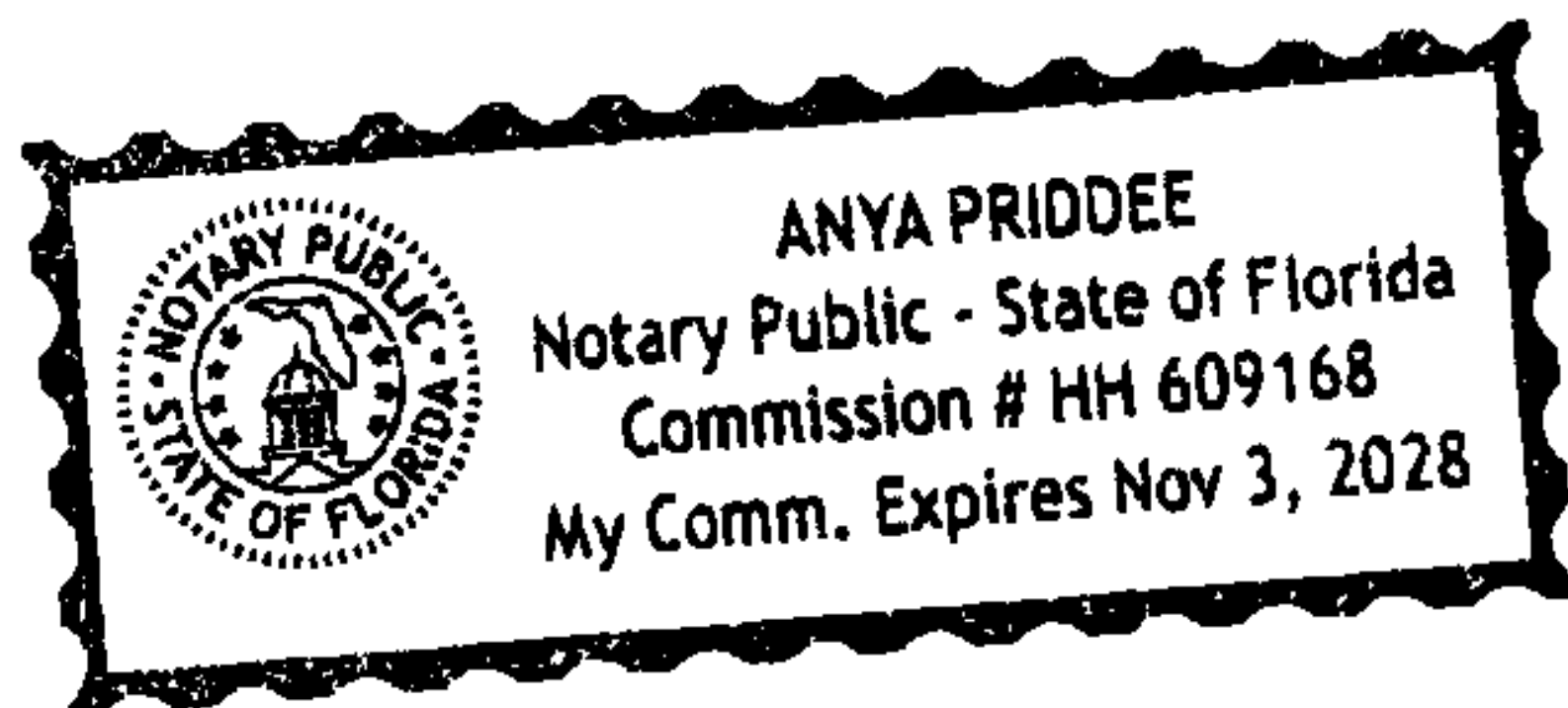
Jason Alan Rubin
Jason Alan Rubin

Ashley Lynn Rubin
Ashley Lynn Rubin

Witness #2 Signature: Priddee
Witness #2 Printed Name: Donna Priddee
Address: 3469 N. Sanford blvd.
North Port, FL 34286

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of April, 2026, by Jason Alan Rubin and Ashley Lynn Rubin, husband and wife, who are personally known to me or who have produced Driver licenses as identification.



Anya Priddee
Notary Public
Print Name: Anya Priddee
My Commission Expires: 11/03/2028