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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484412

Prepared by and return to:

Janelle Smith  
NORTH PORT TITLE, LLC  
13801 Tamiami Trail Suite C  
North Port, FL 34287  
941-423-0360  
260222

Doc Stamp-Deed: \$3,920.00

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## Warranty Deed

**This Warranty Deed** made this 21 day of April 2026, between **Martin Moore, a single man and Rebecca L. Moore, a single woman** whose post office address is **6735 N. Toledo Blade Blvd, North Port, Florida 34286**, grantor, and **Robert F. Rosselle, Jr., a single man and Sabrina Leigh Jenkins, a single woman as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common** whose post office address is **12821 SW 10th Court, Davie, Florida 33325**, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

**Lot 3, Block 38, SECOND ADDITIONAL TO NORTH PORT CHARLOTTE ESTATES, according to the Plat thereof as recorded in Plat Book 19, Pages 44, 44A through 44O, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0937013803**

**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, 2024**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Janelle Smith  
Witness

Martin Moore  
Martin Moore

Janelle Smith  
Witness Name Printed  
13801 Tamiami Trl, Ste C, North Port, FL 34287

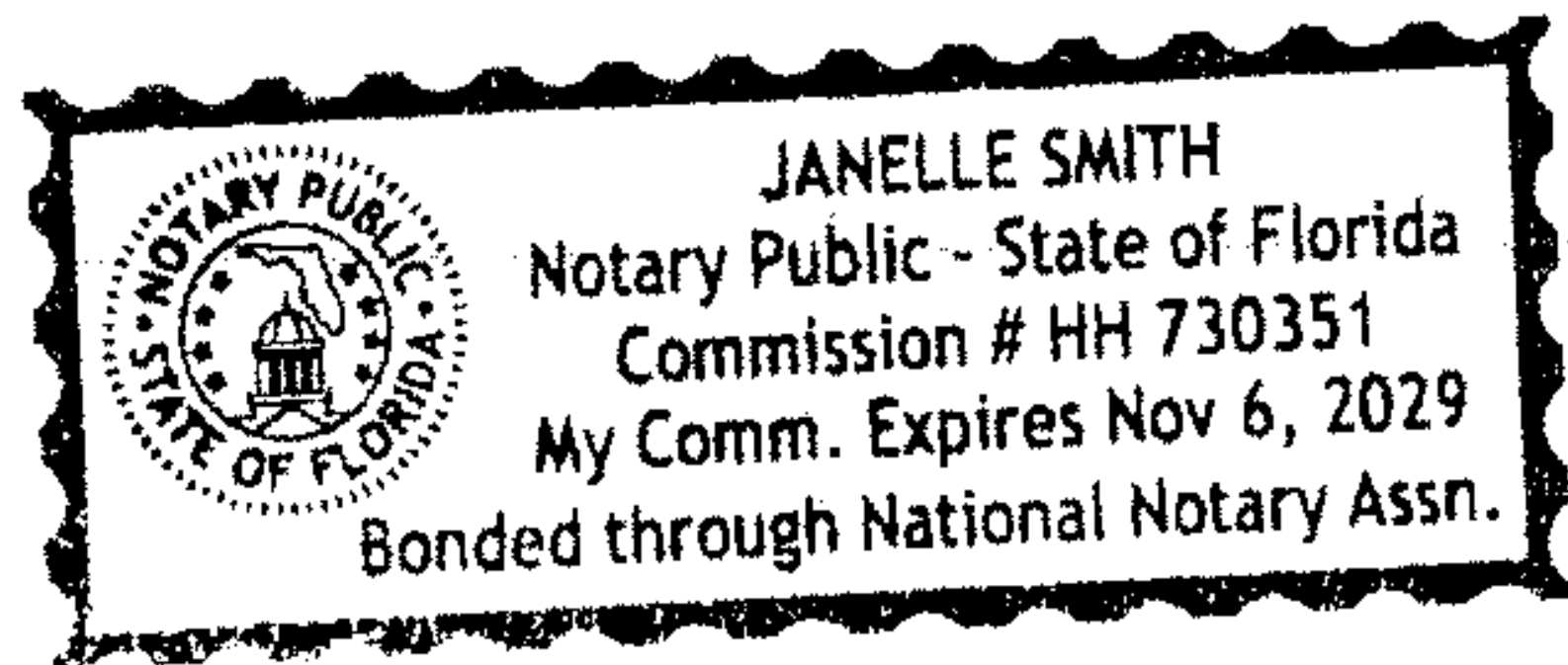
Cynthia M Ehlke  
Witness

CYNTHIA M EHLKE  
Witness Name Printed  
13801 Tamiami Trl, Ste C, North Port, FL 34287

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17 of April, 2026 by Martin Moore, a single man, who  is personally known or  has produced a driver's license as identification.

(Notary Seal)



Janelle Smith  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Rebecca L Moore  
Rebecca L. Moore

Janelle Smith  
Witness

Janelle Smith  
Witness Name Printed  
13801 Tamiami Trl, Ste C, North Port, FL 34287

Cynthia M Ehke  
Witness

CYNTHIA M EHKE  
Witness Name Printed  
13801 Tamiami Trl, Ste C, North Port, FL 34287

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 16 of April, 2026 by Rebecca L. Moore, a single woman, who  is personally known or  has produced a driver's license as identification.

(Notary Seal)

Janelle Smith  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

