

4/23/2026 10:22 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3484457

Doc Stamp-Deed: \$2,443.00

Prepared by and Return to:  
Jessica Perrault  
Suncoast One Title & Closings, Inc.  
18316 Murdock Circle, Unit 106  
Port Charlotte, FL 33948

File No.: PC-2026-6020  
Parcel ID Number: 1140177838

[Space Above This Line For Recording Data]

**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 22nd day of April, 2026 between Ronald N. Kirkpatrick and Marlene Kirkpatrick, husband and wife, whose post office address is PO Box 516, Swanton, VT 05488, of the County of Franklin, State of Vermont, Grantors, to Jacob Blomgren and Kristina Blomgren, husband and wife, whose post office address is 5761 Railroad Boulevard, Wyoming, MN 55092, of the County of Chisago, State of Minnesota, Grantees:**

**Witnesseth,** that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

**Lot 38, Block 1778, Thirty-Fourth Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 15, Page(s) 18, 18A through 18M, of the Public Records of Sarasota County, Florida.**

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

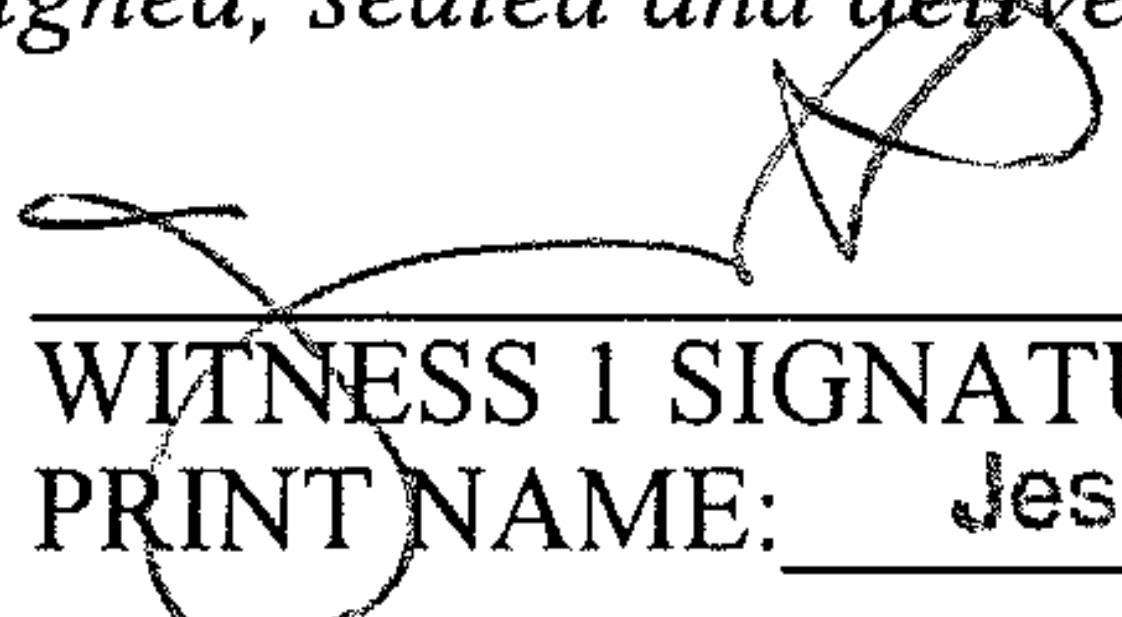
**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

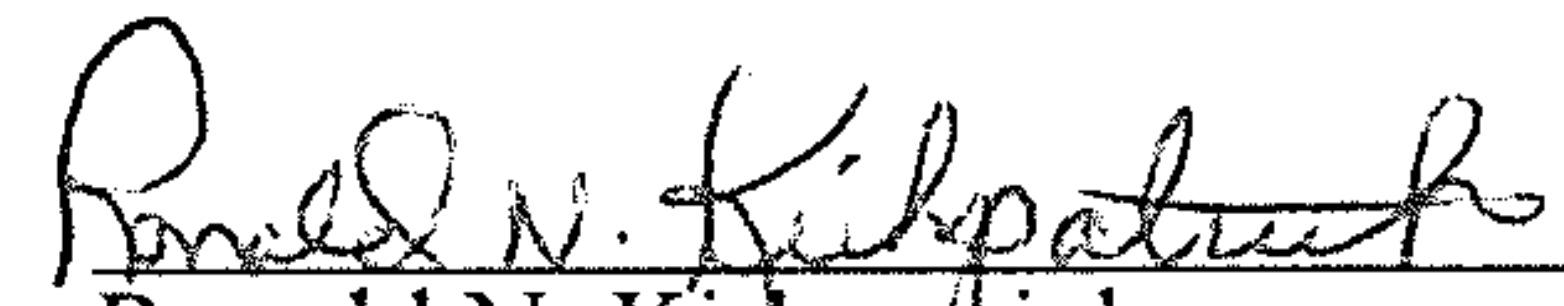

**TO HAVE AND TO HOLD** the same in fee simple forever.

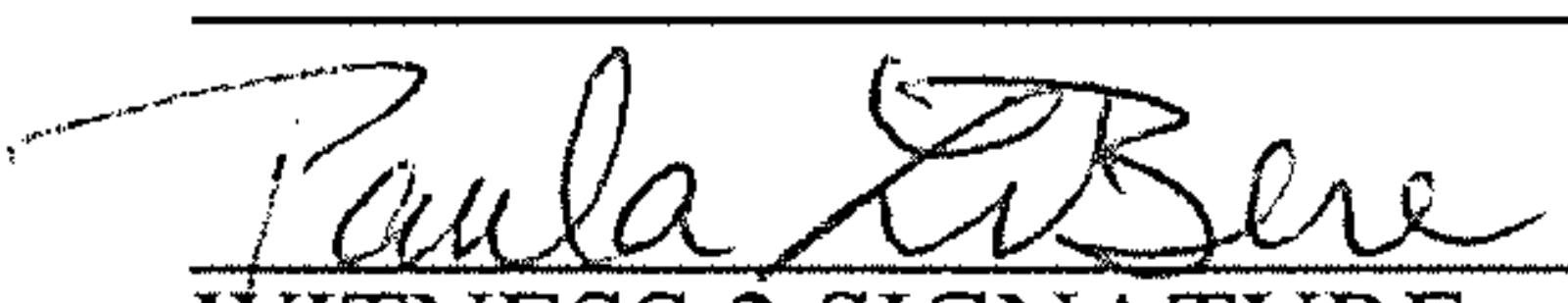
**And** Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

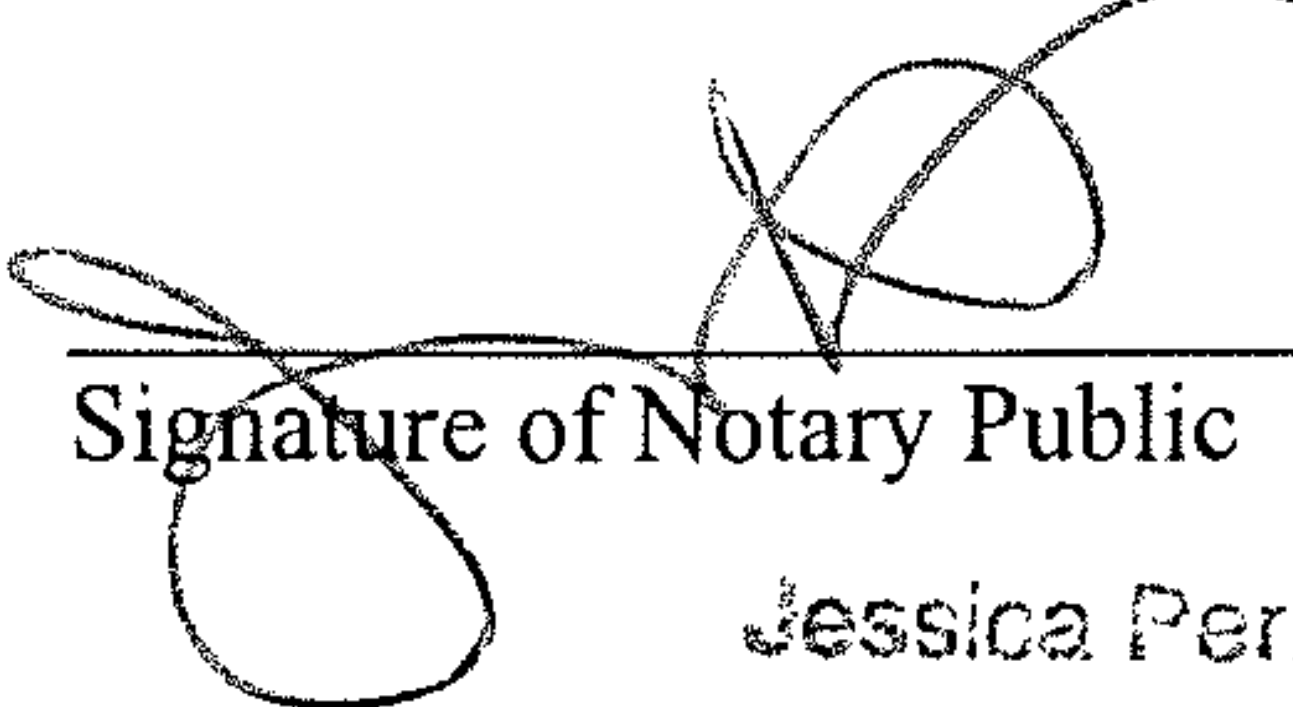
  
\_\_\_\_\_  
WITNESS 1 SIGNATURE  
PRINT NAME: Jessica Perrault  
\_\_\_\_\_  
WITNESS 1 ADDRESS:  
18316 Murdock Circle, Unit 106  
Port Charlotte, FL. 33948

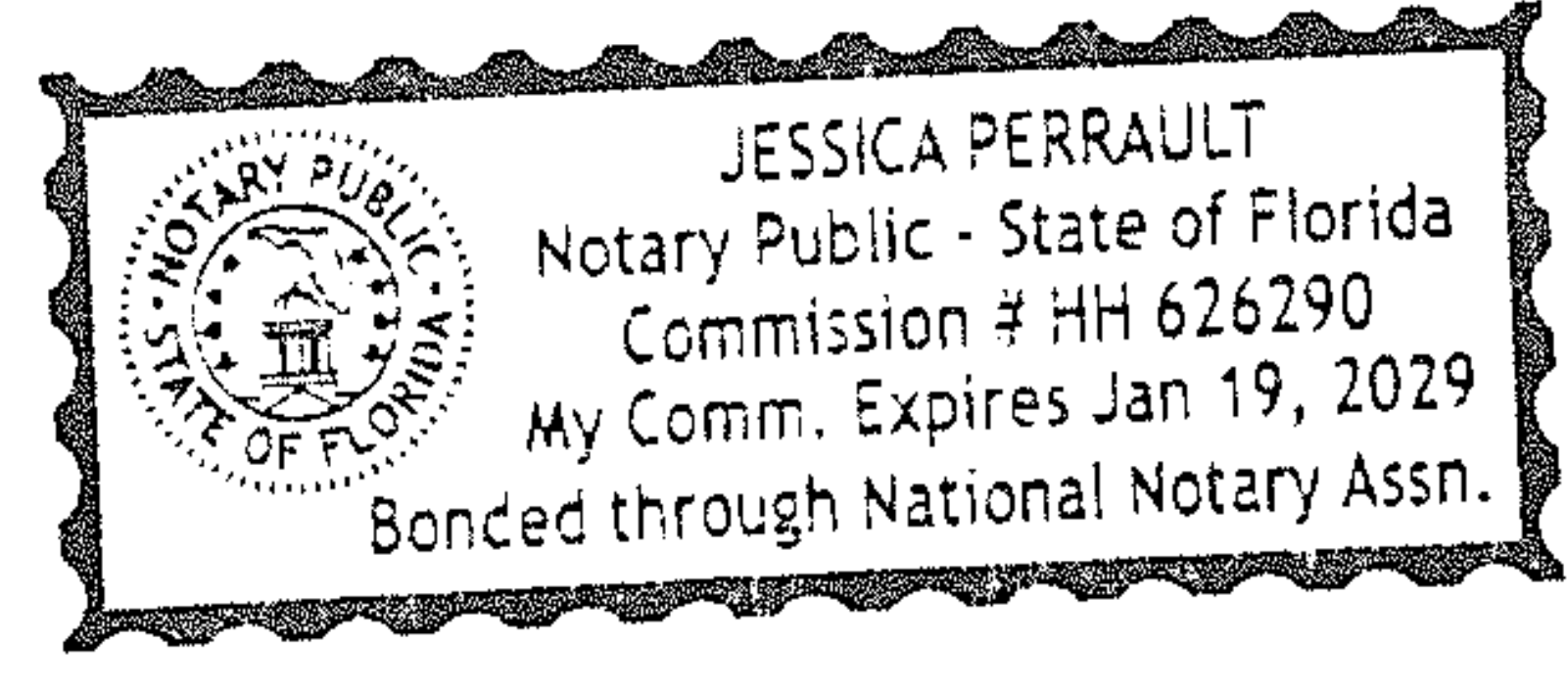
  
\_\_\_\_\_  
Ronald N. Kirkpatrick  
  
\_\_\_\_\_  
Marlene Kirkpatrick

  
\_\_\_\_\_  
WITNESS 2 SIGNATURE  
PRINT NAME: PAULA LeBere  
\_\_\_\_\_  
WITNESS 2 ADDRESS:  
18316 Murdock Circle, Unit 106  
Port Charlotte, FL. 33948

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 day of April, 2026, by Ronald N Kirkpatrick and Marlene Kirkpatrick,  who is/are personally known to me or  who has/have produced Drivers License as identification.

  
\_\_\_\_\_  
Signature of Notary Public  
Jessica Perrault  
\_\_\_\_\_  
Print, Type/Stamp Name of Notary



(NOTARY SEAL)