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INSTRUMENT # 2026054402 2 PG(S)

4/23/2026 3:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484910

Prepared by and Return to:
Jeannie Stambaugh, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

Doc Stamp-Deed: \$56.00

File No.: 265059-95

WARRANTY DEED

This indenture made on ²³April ~~27~~, 2026 by **Nicole Dominique Parson, a married woman**, whose address is: 1478 E 94th Street, Brooklyn, NY 11236 hereinafter called the "grantor", to **Steve Clough, a single man**, whose address is: 2630 Xenwood Ave S, St Louis Park, MN 55416, 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 1, Block 2217, 46TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 19, Page(s) 45, 45A through 45FF, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1129221701

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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.

Nicole Dominique Parson

Nicole Dominique Parson

Signed, sealed and delivered in our presence:

Dineshwar Lall

1st Witness Signature

Rabina Lall

2nd Witness Signature

Print Name: Dineshwar Lall

Print Name: Rabina Lall

Address: 22434 Peachland Blvd

Address: 22434 Peachland Blvd

Port Charlotte FL 33954

Port Charlotte FL 33954

State of Florida

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 04/22/2026, by **Nicole Dominique Parson**, who () is/are personally known to me or who () produced a valid US passport as identification.

Dineshwar Lall

Notary Public Signature

Printed Name: **Dineshwar Lall**

My Commission Expires: **06/28/2028**

(NOTARY SEAL)

Notarized online using audio-video communication

