

4/24/2026 2:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485485

Doc Stamp-Deed: \$1,260.00

Prepared by and Recording requested by:

Reid McCullough

McCullough Legal Services

2477 Stickney Point Road

200A

Sarasota, FL 34231

941-484-9714

File Number: 2026-298

Parcel ID: 0996194314

Consideration: \$180,000.00

Warranty Deed

Know All Men By These Presents that, **Stephen B. Fraley, a single man**, (henceforth referred to as "Grantor") of **10078 Southwest 87th Terrace, Ocala, FL 34481**, for consideration paid, grant to **Kyle Bly, a single man, and Gretchen Bly, a single woman, as joint tenants with right of survivorship**, (henceforth referred to as "Grantee") of **4513 Grobe Street, North Port, FL 34287**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 14, Block 1943, FORTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION,
according to the Plat thereof, as recorded in Plat Book 16, Pages 42, 42A through 42F,
inclusive, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 24th day of April, 2026

Witness #1 Signature
Witness #1 Printed Name

Stephen B. Fraley

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

Witness #2 Signature
Witness #2 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of April, 2026, by Stephen B. Fraley, who is/are personally known to me or who has/have produced valid ID as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

