

4/24/2026 4:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3485661

This Instrument Prepared by and Return to:

**Kim Moulton**

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260583

Parcel ID: 0140080017

Florida Documentary Stamps in the amount of \$4,795.00 have been paid hereon.

Doc Stamp-Deed: \$4,795.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

# WARRANTY DEED

**THIS WARRANTY DEED**, made the **24th day of April, 2026** by  
**George Predescu and Alexis Christina Brakus a/k/a Alexis Christina Predescu, Husband and Wife**,  
whose post office address is 1668 Lugano Circle, Nokomis, FL 34275,  
herein called the Grantor, to

**Kelly Common and Mark Beville, Wife and Husband**,

whose post office address is 597 Oak River Court, Osprey, FL 34229,

hereinafter called the Grantee:

*(Wherever 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)*

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of SIX HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (**\$685,000.00**) 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, State of Florida, viz.:

**Lot 2237, BAY OAKS ESTATES, UNIT 1, a Subdivision, according to the plat thereof, as recorded in Plat Book 36, Page 47, of the Public Records of Sarasota County, Florida.**

**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, and hereby 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 January 1, 2026.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Kim Moulton

Signature

Kimberly A. Moulton

Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

George Predescu

George Predescu

Alexis Christina Brakus a/k/a Alexis Christina Predescu

Alexis Christina Brakus a/k/a Alexis Christina Predescu

Witness #2:

Taylor Parr

Signature

Taylor Parr

Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 24<sup>th</sup> day of May, 2026, by George Predescu and Alexis Christina Brakus a/k/a Alexis Christina Predescu, ( ) who are personally known to me or (X) who have produced Driver's License as identification.

Kim Moulton  
Signature of Notary Public

Kimberly A. Moulton  
Print, Type/Stamp Name of Notary

