

4/27/2026 4:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486255



Prepared by and Return to:
Linda Raphial, an employee of
First International Title, LLC
223 Taylor Street, Ste 1120
Punta Gorda, FL 33950
File No.: 265393-92

Doc Stamp-Deed: \$140.00

WARRANTY DEED

This indenture made on April 27, 2026 by **Ray A. Backus and Barbara A. Backus, husband and wife** whose address is: 223 Dunbridge Drive, Palm Harbor, FL 34684, hereinafter called the "grantor",

to **Paul J. Reed and Sara A. Madsen, husband and wife**

whose address is: 5792 Nymph Avenue, North Port, FL 34288,

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 13, Block 1046, TWENTYFOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, Page(s) 14, 14A through 14M, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1133104613

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.

Ray A. Backus

Ray A. Backus

Barbara A. Backus

Barbara A. Backus

Signed, sealed and delivered in our presence:

Devon Bluse

1st Witness Signature

Linda Raphael

2nd Witness Signature

Print Name: Devon Bluse

Print Name: Linda Raphael

Address: 223 Taylor St. #1120

Address: 223 Taylor St. #1120

Punta Gorda, FL 33950

Punta Gorda, FL 33950

State of Florida
County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or ()
online notarization on this 27th day of April, 2026, by **Ray A. Backus and Barbara A. Backus**,
who () is/are personally known to me or who () produced a valid Drivers License as
identification.

Devon Bluse

Notary Public Signature

Printed Name: Devon Bluse

My Commission Expires: 8/23/26

(NOTARY SEAL)

