

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026057000 2 PG(S)**

4/29/2026 12:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487159

**Doc Stamp-Deed: \$2,793.00**

Prepared by and Return to:  
Heather Jacobs  
Suncoast One Title & Closings, Inc.  
4351 Aidan Lane  
North Port, FL 34287

File No.: NP-2026-3034  
Parcel ID Number: 1122-08-6912

[Space Above This Line For Recording Data]

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

**This indenture made the 29th day of April, 2026 between Stephanie Christine Kelley and Garrett Michael Kelley, wife and husband, whose post office address is 2940 Winding Creek Trail, North Port, FL 34289, of the County of Sarasota, State of Florida, Grantors, to Alexis Cararo and Timothy Scott Caldwell, wife and husband, whose post office address is 3876 Woodmere Park Boulevard, 12, Venice, FL 34293, of the County of Sarasota, State of Florida, 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 12, Block 869, Sixteenth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 13, Page(s) 15, 15A through 15H, of the Public Records of Sarasota County, Florida.**

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

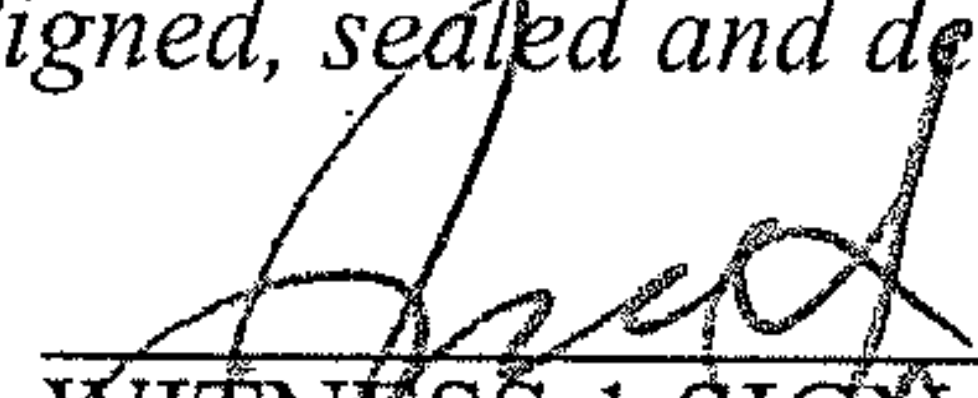
**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**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: James Murphy

WITNESS 1 ADDRESS:  
4351 Aiden Lane  
North Port, FL 34287

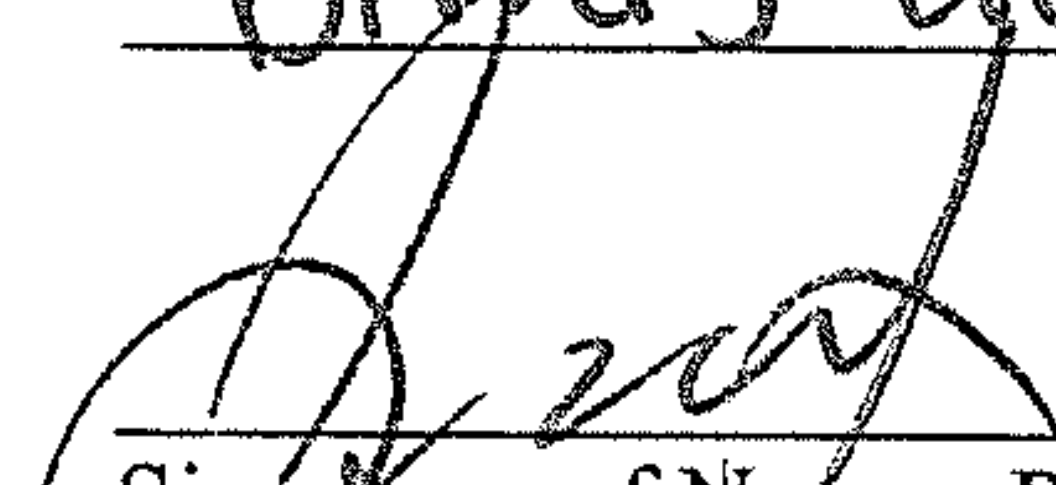
  
WITNESS 2 SIGNATURE  
PRINT NAME: Cameron Powell

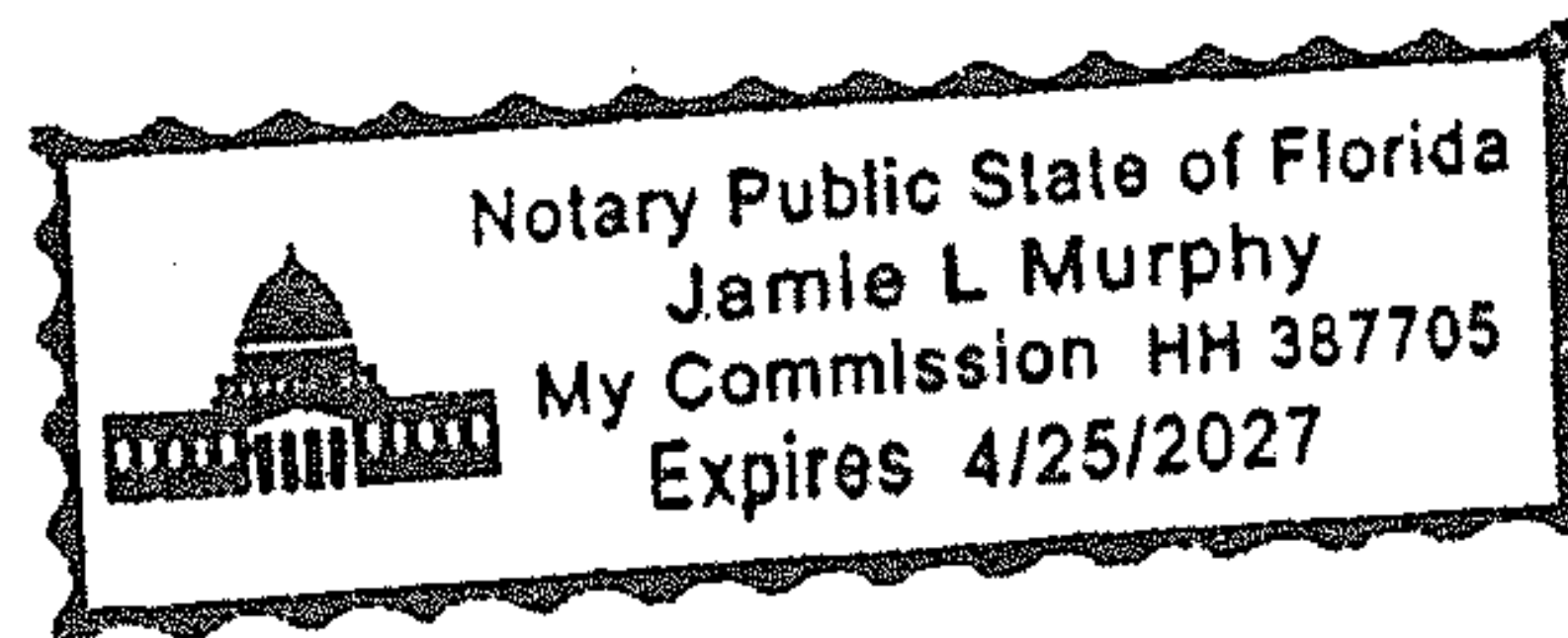
WITNESS 2 ADDRESS:  
4351 Aiden Lane  
North Port, FL 34287

  
Stephanie Christine Kelley  
  
Garrett Michael Kelley

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28 day of April, 2026, by Stephanie Christine Kelley and Garrett Michael Kelley,  who is/are personally known to me or  who has/have produced DRIVERS LICENSE as identification.

  
Signature of Notary Public  
James L Murphy  
Print, Type/Stamp Name of Notary



(NOTARY SEAL)