

4/30/2026 2:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3488016

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260519

Parcel ID: **0970173723**

Florida Documentary Stamps in the amount of **\$2,040.50** have been paid hereon.

Doc Stamp-Deed: **\$2,040.50**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **30th day of April, 2026** by

Daniel Mize and Carolyn Mize, Husband and Wife,

whose post office address is 5081 Kingsley Road, North Port, FL 34287,

herein called the Grantor, to

Devin J. Brownell and Emily B. Manoogian, as Joint Tenants with Full Rights of Survivorship,

whose post office address is 6553 Glacier Avenue, North Port, FL 34291,

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)

WITNESSETH: That the Grantor, for and in consideration of the sum of TWO HUNDRED NINETY ONE THOUSAND FIVE HUNDRED AND 00/100 (**\$291,500.00**) 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 23, Block 1737, 36th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof as recorded in Plat Book 16, Pages 3, 3A through 3M, inclusive, 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

2691 Tamiami Trail, Port Charlotte, FL 33948

Full Address

Daniel Mize
Signature

Carolyn Mize
Signature

Carolyn Mize

Witness #2:

Luc A. Edwards
Signature

Luc A. Edwards
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 physical presence or online notarization, this 29th day of April, 2026, by Daniel Mize and Carolyn Mize, who are personally known to me or who have produced Driver's License as identification.

Kim Moulton
Signature of Notary Public

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

