

5/4/2026 12:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489020

Return to:

Ocean Title and Escrow Co.

11200 Pines Blvd, Suite 200

Peembroke Pines, FL 33026

Doc Stamp-Deed: \$2,149.00

Prepared by:

EDWARD L. WOTITZKY

WOTITZKY, WOTITZKY & YOUNG, P.A.

1107 W. Marion Avenue Suite 111

Punta Gorda, FL 33950

941-639-2171

Consideration: \$307,000.00

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30th day of May, 2026 between ROBERT S. ROUSSEAU, a married man, whose post office address is 93 Brook Haven Drive, Glastonbury, CT 06033 of the County of Hartford, State of Connecticut, grantor*, and RAYMUNDO A. MARTINEZ and SOFIA MARTINEZ, husband and wife, as tenants by the entireties whose post office address is 2471 W. Price Boulevard, North Port, FL 34286 of the County of Sarasota, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 26, Block 443, NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, as recorded in Plat Book 12, Pages 21, 21A through 21S, of the Public Records of Sarasota County, Florida. Parcel Identification No. 0982044326

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: William J. McGrath
Witness Address: 15 GAB Lane
Portland, CT 06480

[Signature]
Witness Name: Jean A. McGrath
Witness Address: 15 GAB Lane
Portland, CT 06480

[Signature] (Seal)
ROBERT S. ROUSSEAU

State of CONNECTICUT
County of HARTFORD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of APRIL, 2026 by ROBERT S. ROUSSEAU, who is personally known or has produced a _____ as identification.

[Notary Seal]

[Signature]
Notary Public WILLIAM J. McGRATH JR
Commissioner of the Superior Court
Printed Name: _____
My Commission Expires: _____