

5/4/2026 1:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489254

Doc Stamp-Deed: \$1,540.00

Prepared by and Return to:
Karen Peterson
Suncoast One Title & Closings, Inc
5620 Tara Boulevard, Suite 101
Bradenton, FL 34203

File No.: MAN-2026-1040
Parcel ID Number: 1139142401

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WARRANTY DEED

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

This indenture made the 4th day of May, 2026 between Janet Smith, fka Janet Fitch, a married woman, whose post office address is 2401 Silver Palm Road, North Port, FL 34288, of the County of Sarasota, State of Florida, Grantor, to Michael Joseph Potvin and Joan Margaret Liberti-Potvin, husband and wife,, whose post office address is 2081 Lynx Run, North Port, FL 34288, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 1, in Block 24, of Bobcat Villas, Phase 3, according to the plat thereof, as recorded in Plat Book 41, at Page 50, 50A through 50D, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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 Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Eddisse Turner
WITNESS 1 SIGNATURE
PRINT NAME: Eddisse Turner

Janet Smith fka Janet Fitch
Janet Smith fka Janet Fitch

WITNESS 1 ADDRESS:

4351 Aiden Lane
North Port, FL 34287

Hester T Jacobs
WITNESS 2 SIGNATURE
PRINT NAME: Hester T Jacobs

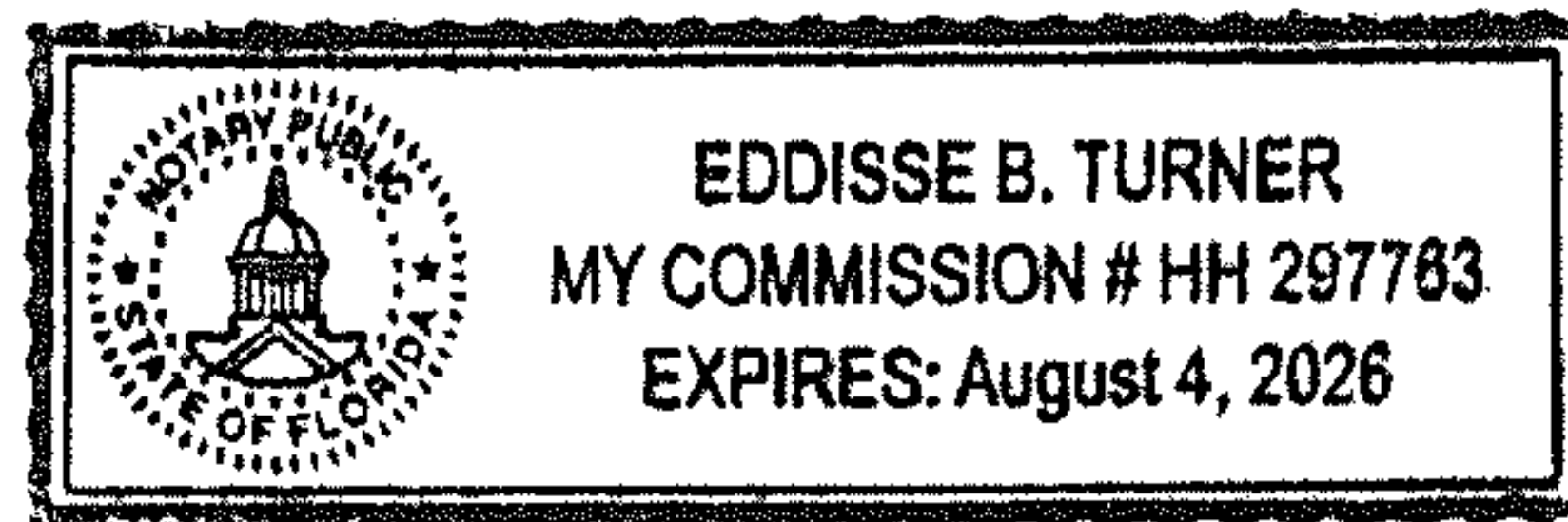
WITNESS 2 ADDRESS:

4351 Aiden Lane
North Port, FL 34287

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of May, 2026, by Janet Smith, fka Janet Fitch who is/are personally known to me or who has/have produced FL Drivers License identification.

Eddisse B. Turner
Signature of Notary Public



Eddisse Turner
Print, Type/Stamp Name of Notary

(NOTARY SEAL)