

5/4/2026 4:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489602

Prepared by and return to:

JILL C. McCRORY

Attorney at Law

McCrary Law Firm

309 Tamiami Trail

Punta Gorda, FL 33950

941-205-1122

File Number: 260149

Will Call No.:

Doc Stamp-Deed: \$1,750.00

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Warranty Deed

This Warranty Deed made this 4th day of May, 2026 between **KEVIN D MULL**, an unmarried man and **MONTANA T MULL**, an unmarried woman whose post office address is 3261 Sheboygan Avenue, North Port, FL 34286, grantor, and **BRYANT J OVALLES VASQUEZ**, a married man whose post office address is 158 Ravenswood Boulevard, Port Charlotte, FL 33954, grantee:

(Whenever 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, trusts and trustees)

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 11, Block 212, Sixth Addition to Port Charlotte Subdivision, according to the plat thereof as recorded in Plat Book 11, Page 34, Public Records of Sarasota County, Florida.

Parcel Identification Number: 1006021211

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

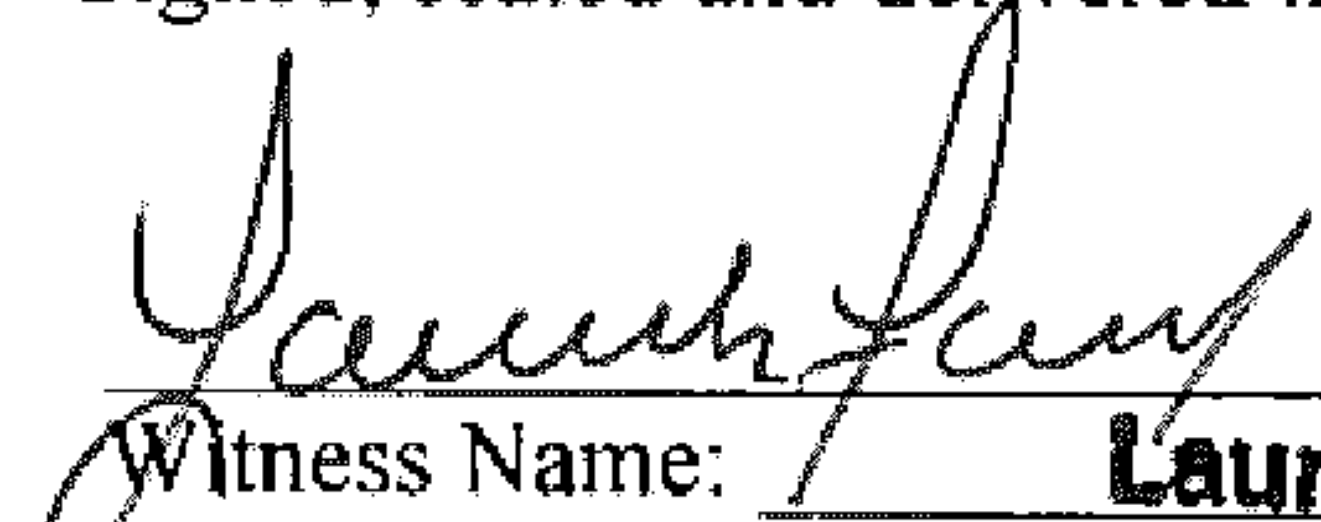
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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; 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 31, 2025**.

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:


Witness Name: Lauren Tacy
Witness Address :
309 Tamiami Trail
Punta Gorda, FL 33950


_____(Seal)
KEVIN D MULL

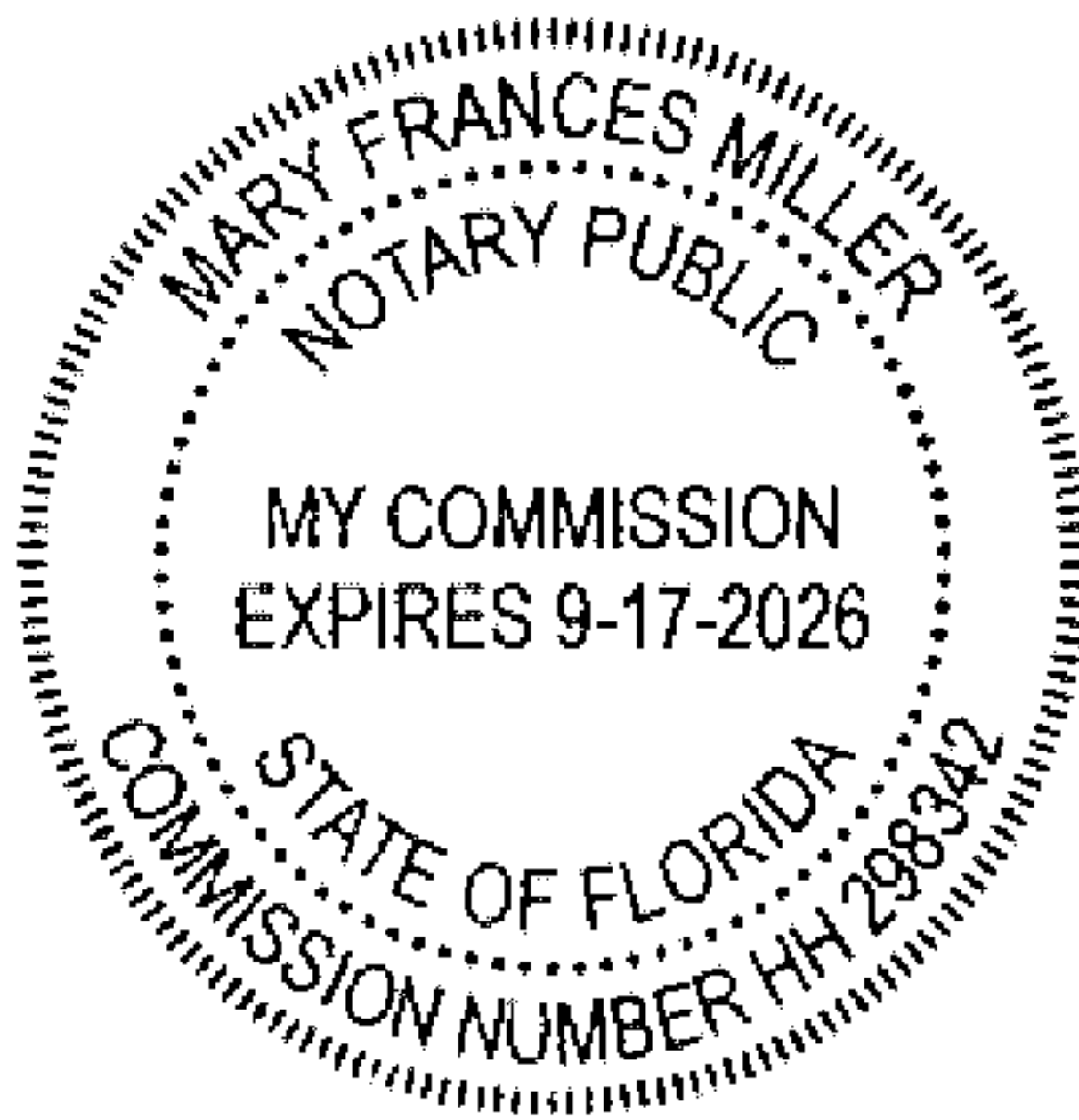

Witness Name: Frances Miller
Witness Address :
309 Tamiami Trail
Punta Gorda, FL 33950



_____(Seal)
MONTANA T MULL

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of May, 2026 by KEVIN D MULL and MONTANA T MULL, who are personally known or have produced a driver's license as identification.

[Notary Seal]





Notary Public
Printed Name: _____
My Commission Expires: _____