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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490014



Prepared by and Return to:  
Jennifer Moore, an employee of  
First International Title, LLC  
329 S. Nokomis Avenue, Ste F  
Venice, FL 34285

Doc Stamp-Deed: \$3,150.00

File No.: 264195-91

**WARRANTY DEED**

This indenture made on **May 04, 2026** by **Eve Alexander, a single woman**, whose address is: 605 County Road 217, Jacksonville, FL 32234 hereinafter called the "grantor", to **Joshua Hilts and Rebekah Hilts, husband and wife**, whose address is: 5968 Taneytown Street, North Port, FL 34291, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, **Florida**, to-wit:

**Lot 12, Block 13, FIRST ADDITION NORTH PORT CHARLOTTE ESTATES, according to the Plat thereof, recorded in Plat Book 19, Page(s) 29, 29A through 29J, inclusive, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: **0944071312**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

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

[Signature]  
Eve Alexander

Signed, sealed and delivered in our presence:

[Signature]  
1st Witness Signature

Print Name: Doris Stanton

Address: 327 Edinburg Ln  
Orange Park, FL 32073

State of Florida

County of Clay

[Signature]  
2nd Witness Signature

Print Name: Fredricka Browne

Address: 6309 Commodore Dr  
Jax, FL 32244

The Foregoing Instrument Was Acknowledged before me by means of  physical presence or ( ) online notarization on April 30, 2026, by **Eve Alexander**, who ( ) is/are personally known to me or who  produced a valid FL Driver License as identification.

[Signature]  
Notary Public Signature

Printed Name: Fredricka Browne

My Commission Expires: 8/6/2027

(NOTARY SEAL)

