

Prepared by and return to:  
Cristina Doolittle  
Alliance Group Title, LLC  
14850 Tamiami Trail  
North Port, Florida  
File Number: 26-163

5/5/2026 2:35 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3490091

**General Warranty Deed**

Doc Stamp-Deed: \$3,290.00

**This Indenture**, made this May 5, 2026 A.D. By **Mark Allen Sparks and Louisa Marie Sparks, husband and wife**, whose post office address is: 6805 36th Ave E, Bradenton, Florida 34208, hereinafter called the grantor, to **Roseanne M Kush and Michael Charles Kush wife and husband**, whose post office address is: 5986 Ponde De Leon Blvd., North Port, Florida 34291, hereinafter called the grantee:

(Whenever used herein the term "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 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, viz:

Lots 1 and 2, Block 1467, Thirtieth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page 14, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0946146701**

Subject to reservations, restrictions, and easements of record.

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

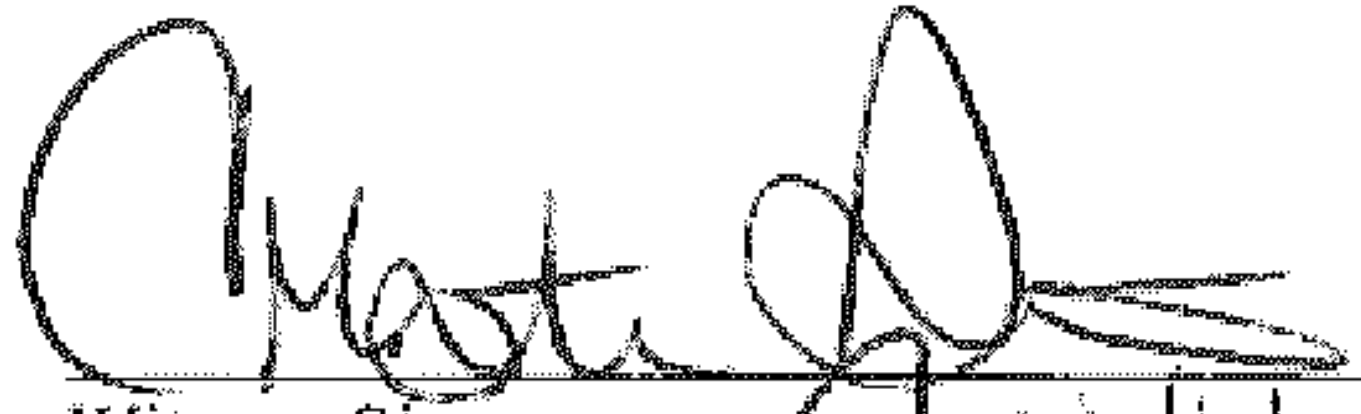
**To Have and to Hold**, the same in fee simple forever.

**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.

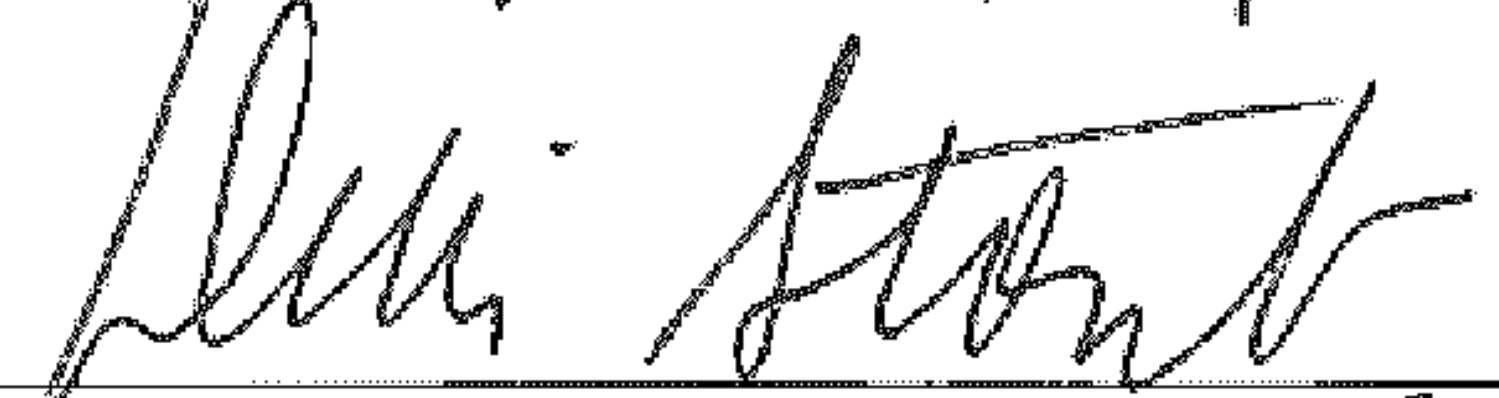
SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

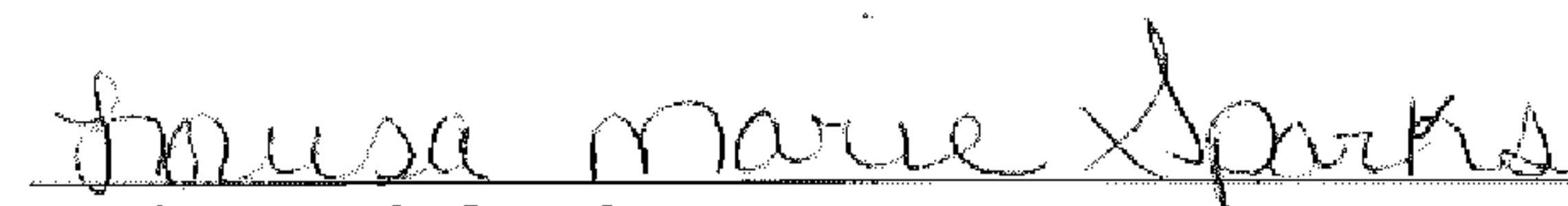
  
Witness Signature  
Print Witness Name: Cristina Doolittle

Print Witness Address: 14850 TAMiami TRl  
City and zip code: NORTH PORT, FL 34887

  
Witness Signature  
Print Witness Name: Debi Stout

Print Witness Address: 14850 TAMiami TRl  
City and zip code: NORTH PORT, FL 34887

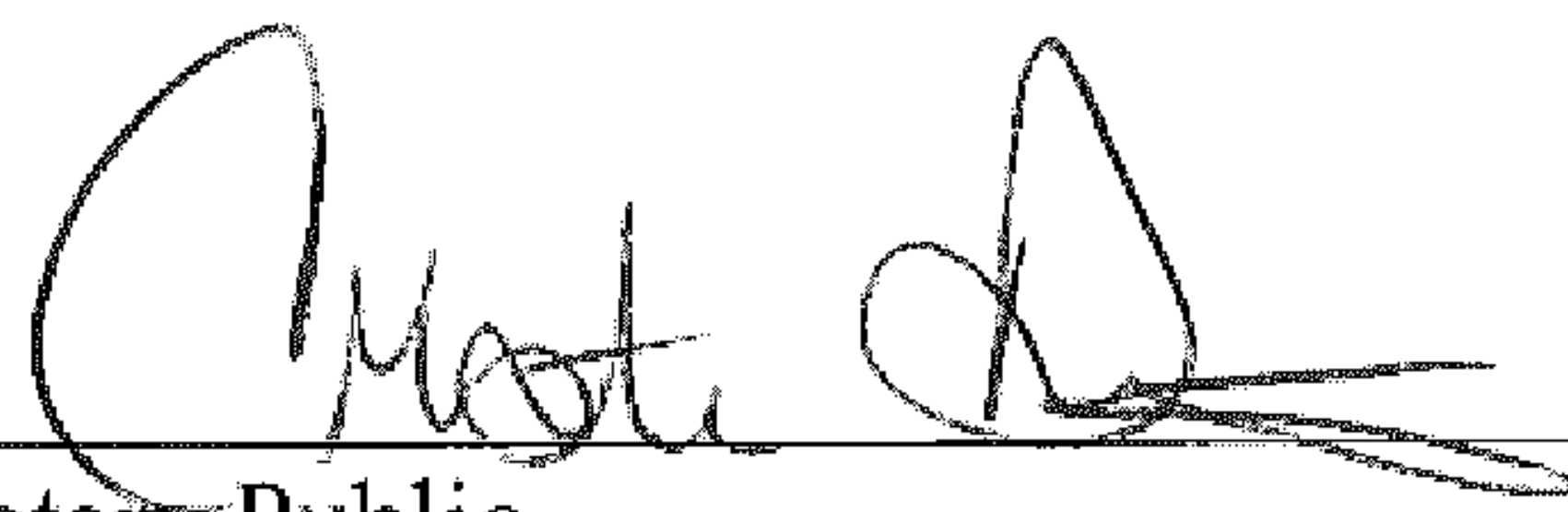
  
\_\_\_\_\_  
**Mark Allen Sparks**

  
\_\_\_\_\_  
**Louisa Marie Sparks**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5th day of May, 2026, by Mark Allen Sparks and Louisa Marie Sparks, husband and wife, who is/are personally known to me or who has produced FL IDs as identification.



  
\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_