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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3490813

Doc Stamp-Deed: $63.00

Prepared by and return to:
Lisa K. Hillman
NORTH PORT TITLE, LLC
13801 Tamiami Trail Suite C
North Port, FL 34287
941-423-0360
260219

|Space Above This Line For Recording Data|

Warranty Deed

This Warranty Deed made this 5th day of May 2026, between **Rachael Smith and Eric Smith, a married couple** whose post office address is **561 Lindley Terr., Port Charlotte, Florida 33952**, grantor, and **Anthony McDonal Baptiste, a married man** whose post office address is **3250 Mura Drive, Fort Pierce, Florida 34982**, 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 23, Block 1999, FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision, according to the plat thereof, as recorded in Plat Book 19, Pages 33, 33A through 33Y, of the Public Records of Sarasota County, Florida.**
>
> **Parcel Identification Number: 1147199923**
>
> **Grantor herein covenants that the above-described property is vacant, unimproved land and is not adjacent to nor contiguous to any other land owned by the Grantor.**

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, 2024**.

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:

Chris Burchman
Witness
Chris Burchman
Witness Name Printed
9652 W Devonshire
Phoenix AZ 85037
Witness Address

Alex Rutland
Witness
Alex Rutland
Witness Name Printed
3514 S Central
Phx AZ 85040
Witness Address

Rachael Smith
Rachael Smith

Eric Smith
Eric Smith

State of ARIZONA
County of MARICOPA

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 5th of May, 2026 by Rachael Smith and Eric Smith, a married couple, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)

JOANE NOVAK
Notary Public - Arizona
Maricopa County
Commission # 662792
My Comm. Expires Feb 27, 2028

Joane Novak
Notary Public
Printed Name: JOANE NOVAK
My Commission Expires: FEBRUARY 27th, 2028