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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491109

Prepared By/Record & Return To:

LEDBETTER COWAN LAW GROUP

STEVEN W. LEDBETTER, ESQ.

229 PENSACOLA ROAD

VENICE, FL 34285

TEL: 941-256-3965

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## WARRANTY DEED

**This Warranty Deed** made between JAY RONALD FOSTER (also known as JAY R. FOSTER) and KATHLEEN FOSTER, husband and wife whose post office address is 1408 Eugenia Avenue, North Port, FL 34228, Grantor, and JAY R. FOSTER AND KATHLEEN FOSTER, Co-Trustees of the FOSTER JOINT TRUST dated May 6, 2026 whose post office address is 1408 Eugenia Avenue, North Port, FL 34228, 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 (hereinafter "Subject Property"), situate, lying and being in SARASOTA County, Florida to-wit:

**LOT 10, BLOCK 2400, FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 1, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;**

Parcel Identification Number: 1117240010

**This instrument was prepared from information given by the parties hereto, and neither marketability of title nor accuracy of description is guaranteed, as the title of the property involved was not examined.**

**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 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 this 6 day of May, 2026

Signed, sealed and delivered in our presence:

[Signature]  
Witness #1 Signature &  
Printed Name: Joseph Adams  
Address: 229 Pensacola Road, Venice, FL 34285

[Signature]  
JAY RONALD FOSTER (also known as JAY R. FOSTER), Grantor

[Signature]  
Witness #2 Signature &  
Printed Name: BRIANNA CANAVERAL  
Address: 229 Pensacola Road, Venice, FL 34285

[Signature]  
KATHLEEN FOSTER, Grantor

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing was acknowledged before me by means of  physical presence or  online notarization on this the 6 day of May, 2026 by Jay R. Foster and Kathleen Foster who [choose one:]  is personally known to me, or  produced the following identification: FL DRIVER'S LIC.

[Notary Seal, if any]

[Signature]  
(Signature of Notarial Officer)  
Printed Name: Miranda Ledbetter  
Notary Public  
My commission expires: 10/7/29

