

Prepared by and return to:

Brittany Pugh
Rocket Close, LLC
600 North Westshore Boulevard
701
Tampa, FL 33609
(813) 279-6509
File No FL-106195

5/7/2026 12:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491174

Doc Stamp-Deed: \$3,220.00

Parcel Identification No 1141-26-0730

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 6th day of May, 2026 between John S. Bell and Mary M. Bell, husband and wife, whose post office address is **4004 Kimball Road, North Port, FL 34288**, of the County of Sarasota, State of Florida, Grantors, to **Kerrie Lichon and James Lichon, wife and husband**, whose post office address is **4004 Kimball Road, North Port, FL 34288**, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 30, Block 2607, FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 21, at Pages 8, 8A through 8GG, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
John S. Bell

[Signature]
Mary M. Bell

WITNESS
PRINT NAME: Marcia Van Ginneken

[Signature]
WITNESS
PRINT NAME: Ken Hoey, Jr.

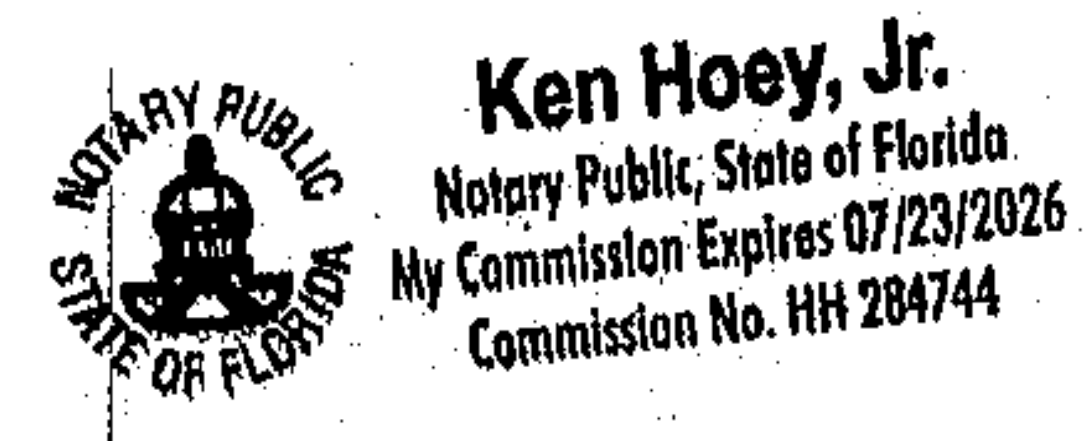
5725 Haven Ter
Nokomis, FL 34275
WITNESS 1 ADDRESS

7206 OAK MOSS DR
SARASOTA, FL 34241
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 5TH day of MAY, 2026, by John S. Bell and Mary M. Bell.

(Seal)



[Signature]
Signature of Notary Public
Ken Hoey, Jr.
Print, Type or Stamp Name of Notary

Personally Known: _____
OR Produced Identification: _____
Type of Identification Produced: drivers license