

5/13/2026 3:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3493802

Doc Stamp-Deed: \$2,158.80

Prepared by and Return to:  
Jessica Perrault  
Suncoast One Title & Closings, Inc.  
18316 Murdock Circle, Unit 106  
Port Charlotte, FL 33948

File No.: PC-2026-6041  
Parcel ID Number: 0986-02-4114

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture** made the **13th day of May, 2026** between **Rising Investments, Inc., a Florida Corporation**, whose post office address is **17641 Charnwood Drive, Boca Raton, FL 33498**, of the County of Palm Beach, State of Florida, Grantor, to **Caleb Tyler Conner, a single man**, whose post office address is **2784 Pandora Terrace, North Port, FL 34286**, of the County of Sarasota, State of Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

**Lot 14, Block 241, Eighth Addition to Port Charlotte, according to the plat thereof, as recorded in Plat Book 12, Page(s) 20, 20A through 20Z2, of the Public Records of Sarasota County, Florida.**

**Grantor** hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

*Signed, sealed and delivered in our presence:*

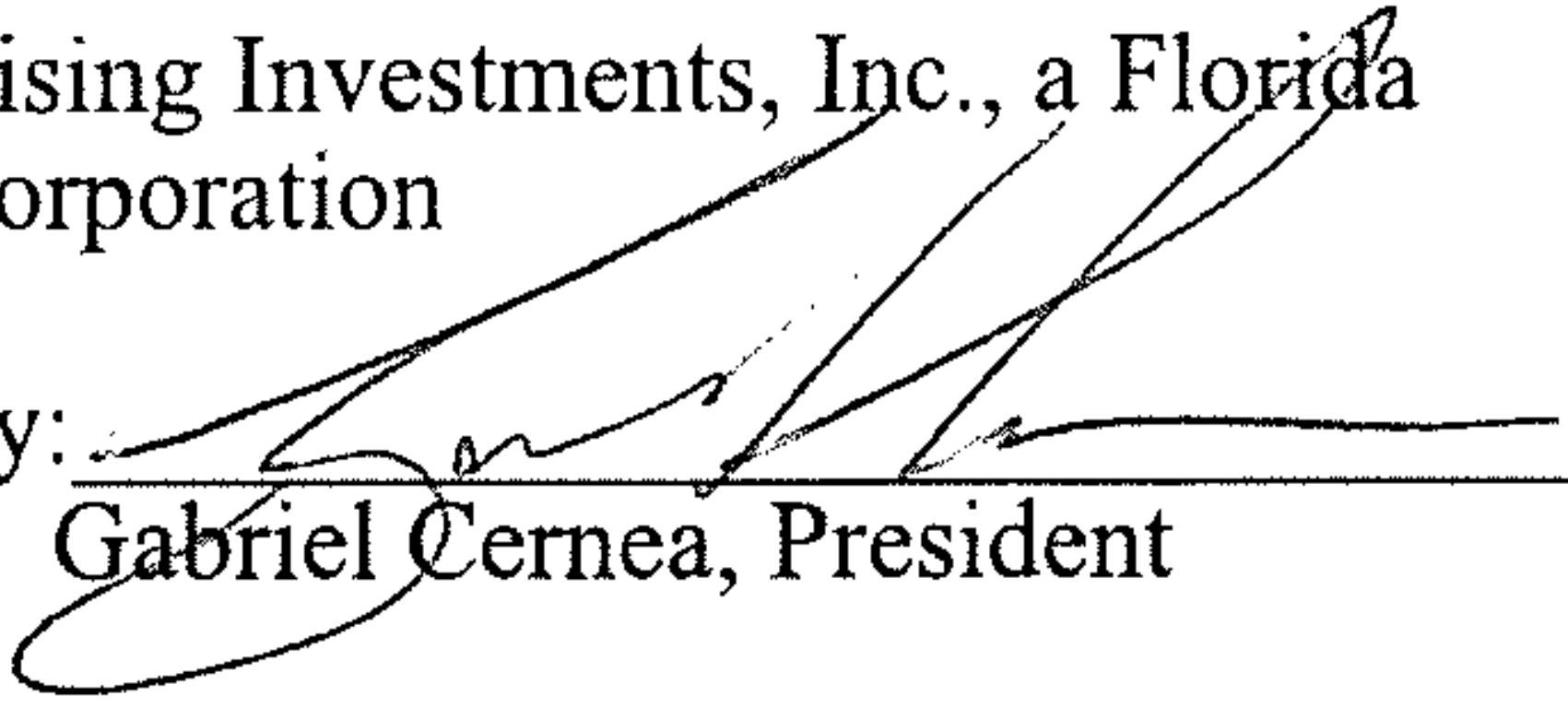
  
\_\_\_\_\_  
WITNESS 1 SIGNATURE  
PRINT NAME: Jessica Perrault

WITNESS 1 ADDRESS:  
18316 Murdock Circle, Unit 106  
Port Charlotte, FL 33948

  
\_\_\_\_\_  
WITNESS 2 SIGNATURE  
PRINT NAME: Marcia Crane


WITNESS 2 ADDRESS:  
18316 Murdock Circle, Unit 106  
Port Charlotte, FL. 33948

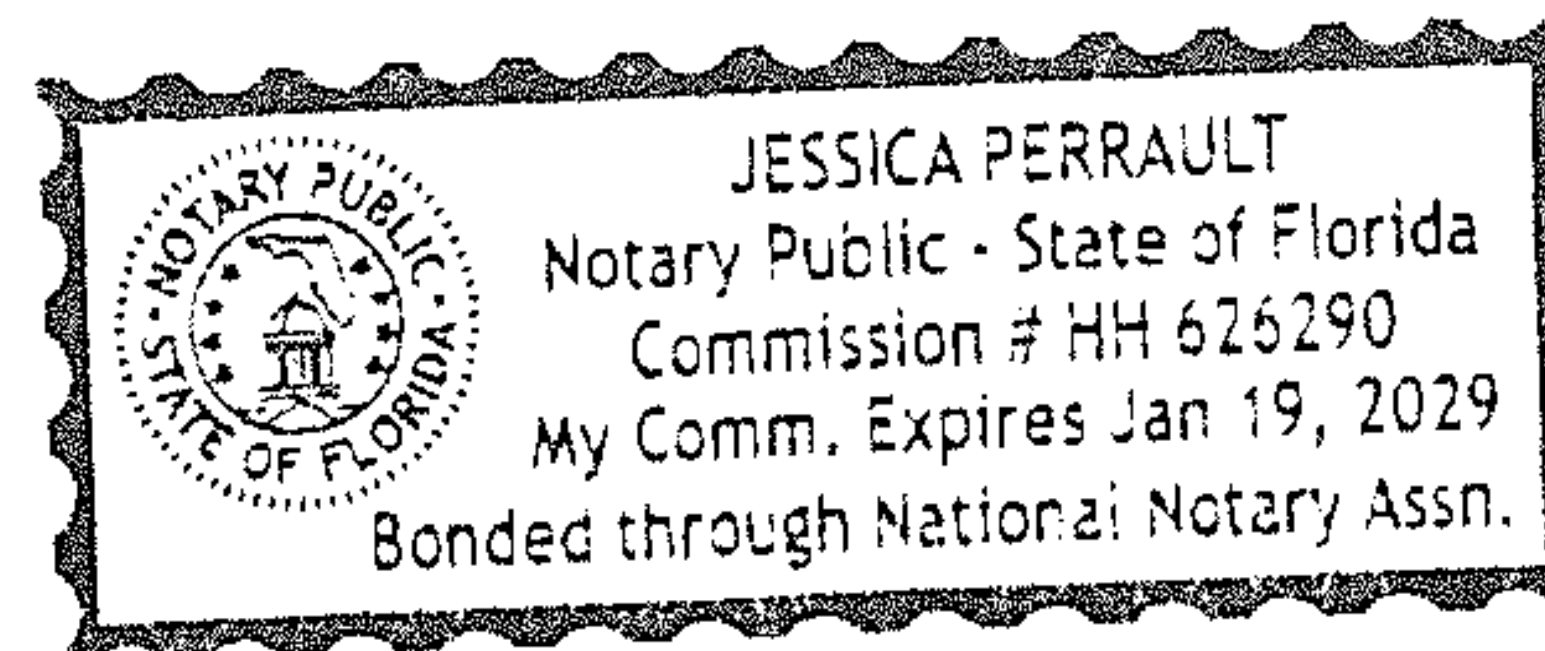
Rising Investments, Inc., a Florida Corporation

By:   
\_\_\_\_\_  
Gabriel Cernea, President

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28 day of April, 2026, by Gabriel Cernea, President of Rising Investments, Inc., a FL Corporation, on behalf of the corporation,  who is/are personally known to me or  who has/have produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Signature of Notary Public  
Jessica Perrault  
\_\_\_\_\_  
Print, Type/Stamp Name of Notary



(NOTARY SEAL)