

5/15/2026 10:46 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494648



Prepared by and Return to:
Patty Reaves, an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

Doc Stamp-Deed: \$105.00

File No.: 265522-91

WARRANTY DEED

This indenture made on **May 15, 2026** by **Jay B. Howd**, whose address is: 29 Spring Creek Court, Carbondale, IL 62902 hereinafter called the "grantor", to **Kevin E. Frye, a single man and Brenda L. Gant, a single woman, as joint tenants with rights of survivorship**, whose address is: 8326 Chorley Avenue, North Port, FL 34291, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 8, Block 1360, TWENTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 15, Page(s) 13, 13A through 13N, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0950-13-6008

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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 any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Jay B. Howd

Jay B. Howd

Signed, sealed and delivered in our presence:

Lindsay Danielle Abbondanzo

J. W. Roberts

1st Witness Signature

2nd Witness Signature

Print Name: Lindsay Danielle Abbondanzo

Print Name: Joseph W. Roberts

Address: 6516 Artillery St, Williamsburg, VA 23188

Address: 2235 Homeway Cir. Dallas, TX 75228

State of Texas

County of Dallas

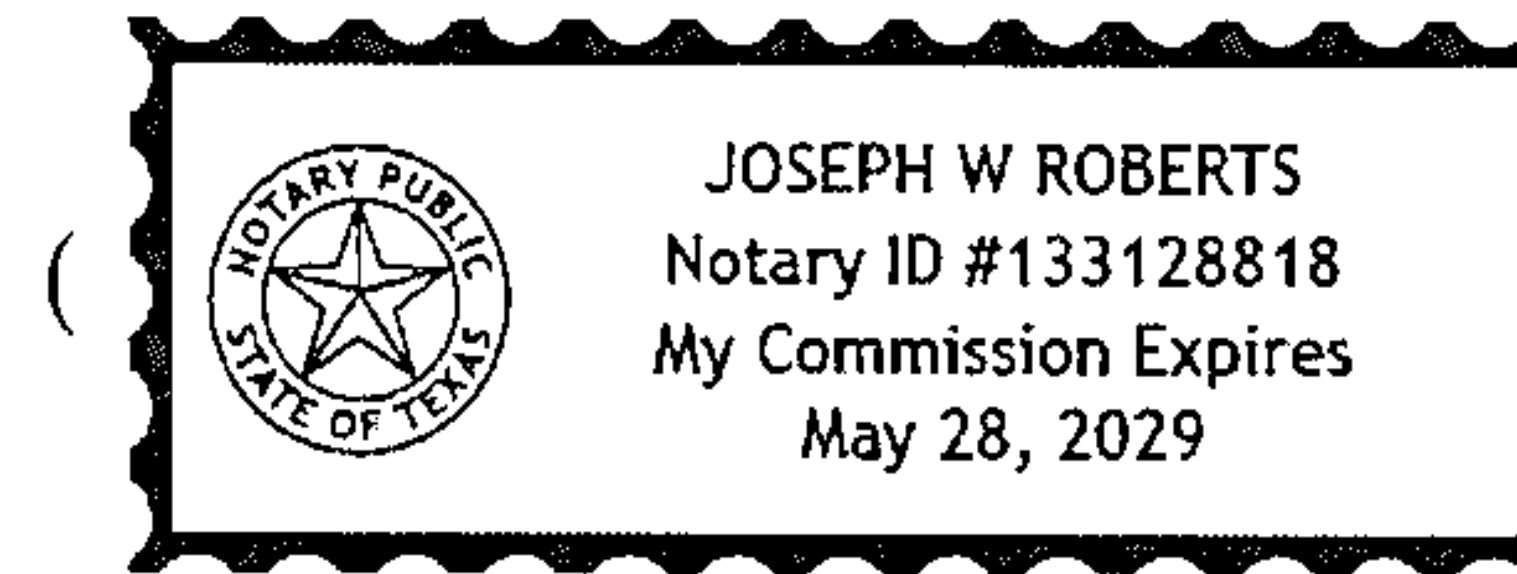
The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on May 11th, 2026, by **Jay B. Howd**, who () is/are personally known to me or who () produced a valid driver's license as identification.

J. W. Roberts

Notary Public Signature

Printed Name: Joseph W. Roberts

My Commission Expires: 5/28/2029



Completed via Remote Online Notarization using 2 way Audio/Video technology.