

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026065807 2 PG(S)**

5/15/2026 12:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494737



Doc Stamp-Deed: \$119.00

Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 266350-90

WARRANTY DEED

This indenture made on **May 15, 2026** by **Kenneth Augustine, an unmarried widower and Paula Denise Augustine, a single woman**, whose address is: 1780 Dittmer Cir. SE, Palm Bay, FL 32909 hereinafter called the "grantor", to **Michael Alan Hoover, a single man**, whose address is: 1513 Singing Hills Rd., Parker, CO 80138, 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 24, Block 2363, FORTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 20, Page 5, of the Public Records of Sarasota County, Florida.
Parcel Identification Number: **1152236324**

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.

Kenneth Augustine
Kenneth Augustine

Paula Denise Augustine
Paula Denise Augustine

Signed, sealed and delivered in our presence:

Kimberly Seling
1st Witness Signature

Judith M. Maiorano
2nd Witness Signature

Print Name: Kimberly Seling
Address: 3825 Shady Run Rd
Melbourne FL 32934

Print Name: JUDITH M MAIORANO
Address: 4815 Sweet Gum Pl
Melbourne, FL 32904

State of Florida

County of Brevard

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online
notarization on May 14, 2026 by Kenneth Augustine and Paula Denise Augustine, who
 is/are personally known to me or who produced a valid Drivers License as
identification.

Kimberly Seling
Notary Public Signature
Printed Name: Kimberly Seling
My Commission Expires: 8/3/27

(NOTARY SEAL)

