

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066683 2 PG(S)**

5/18/2026 1:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495425

Prepared by and Return to:
Jamie Murphy
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

Doc Stamp-Deed: \$1,610.00

File No.: NP-2026-3056
Parcel ID Number: 0993263517

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

This indenture made the 13th day of May, 2026 between Sherry Clark Beauchemin A/K/A Sherry Clark Beauchimen and Robert F. Beauchemin A/K/A Robert Beauchimen, wife and husband, whose post office address is 253 Wellspring Drive, Conway, SC 29526, of the County of Horry, State of South Carolina, Grantors, to Jason Kyle Kelley, a single man, and Kendra Shaina Berrebie, a single woman, whose post office address is 3037 Parade Terrace, North Port, FL 34286, 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 17, Block 2635, Fifty-Second Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 21, Page(s) 13, 13A through 13NN, inclusive, 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]
WITNESS 1 SIGNATURE
PRINT NAME: Jamie Murphy

WITNESS 1 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: Amarah Warren

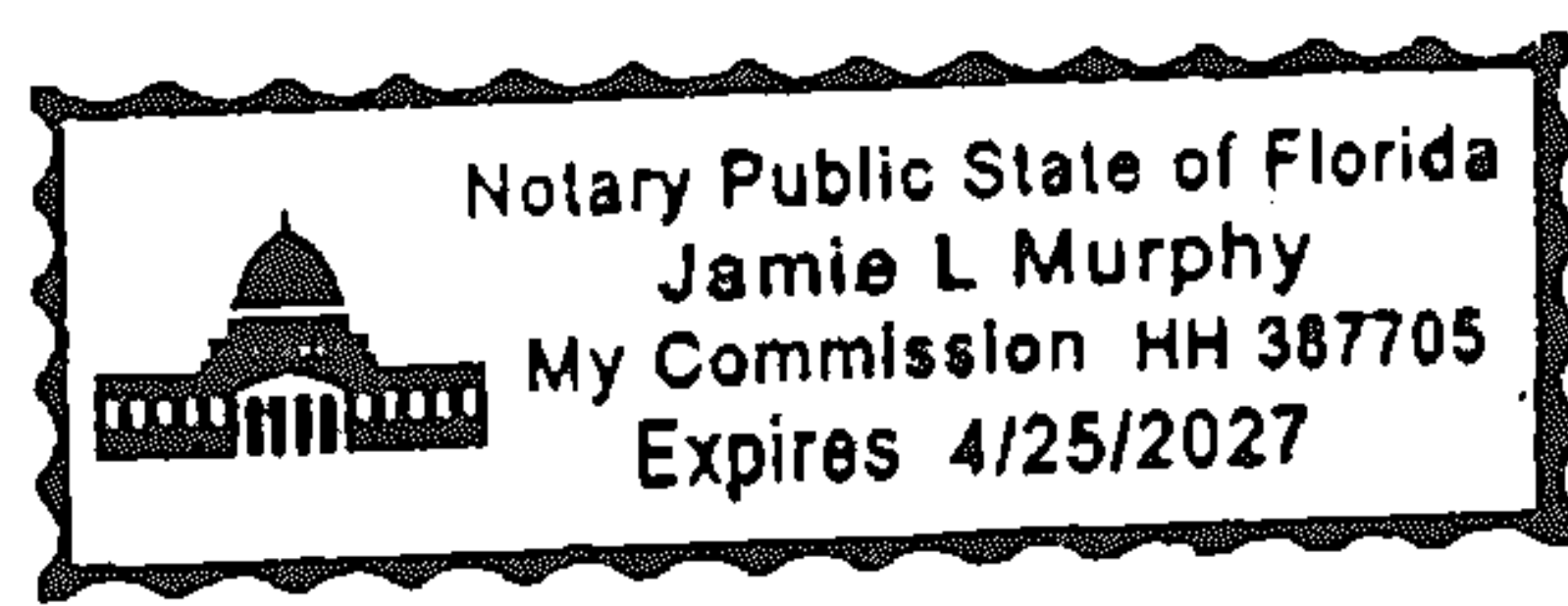
WITNESS 2 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

[Signature]
Sherry Clark Beauchemin A/K/A Sherry
Clark Beauchimen
[Signature]
Robert F. Beauchemin A/K/A Robert
Beauchimen

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 12 day of May, 2026, by Sherry Clark Beauchemin A/K/A Sherry Clark Beauchimen and Robert F. Beauchemin A/K/A Robert Beauchimen, () who is/are personally known to me or () who has/have produced DRIVER'S LICENSE as identification.

[Signature]
Signature of Notary Public
Jamie Murphy
Print, Type/Stamp Name of Notary



(NOTARY SEAL)