

Prepared by/ Return to:
Sarah Duff
Magnolia Title Company
5310 4th Avenue Circle East, Bradenton, FL 34208
60201052

5/28/2026 12:34 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499641

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$1,980.30

Property Appraisers Parcel I.D. (Folio) Number(s): 1006009215

WARRANTY DEED

This Warranty Deed Made the 27th day of May, 2026, by Carol L. Schroeder, a single woman, hereinafter called the grantor, whose post office address is: W6681 School Road, Greenville, WI 54942 to Dan William Dooley and Patricia Gayle Dooley, husband and wife., whose post office address is:1469 Franklin Lane, North Port, FL 34286, hereinafter called the grantee.

WITNESSETH: That said grantor, for and in consideration of the sum of \$282,900.00 (TWO HUNDRED EIGHTY TWO THOUSAND NINE HUNDRED AND 00/100) 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, viz:

Lot 15, Block 92, Seventh Addition to Port Charlotte Subdivision, according to the plat thereof recorded at Plat Book 12, Page 19, 19A-19N, in the Public Records of Sarasota County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2025, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness 1 Signature: Dineshwar Lall Carol L Schroeder
Printed Name: Dineshwar Lall Carol L. Schroeder
Post Office Address: 22434 Peachland Blvd
Port Charlotte FL 33954

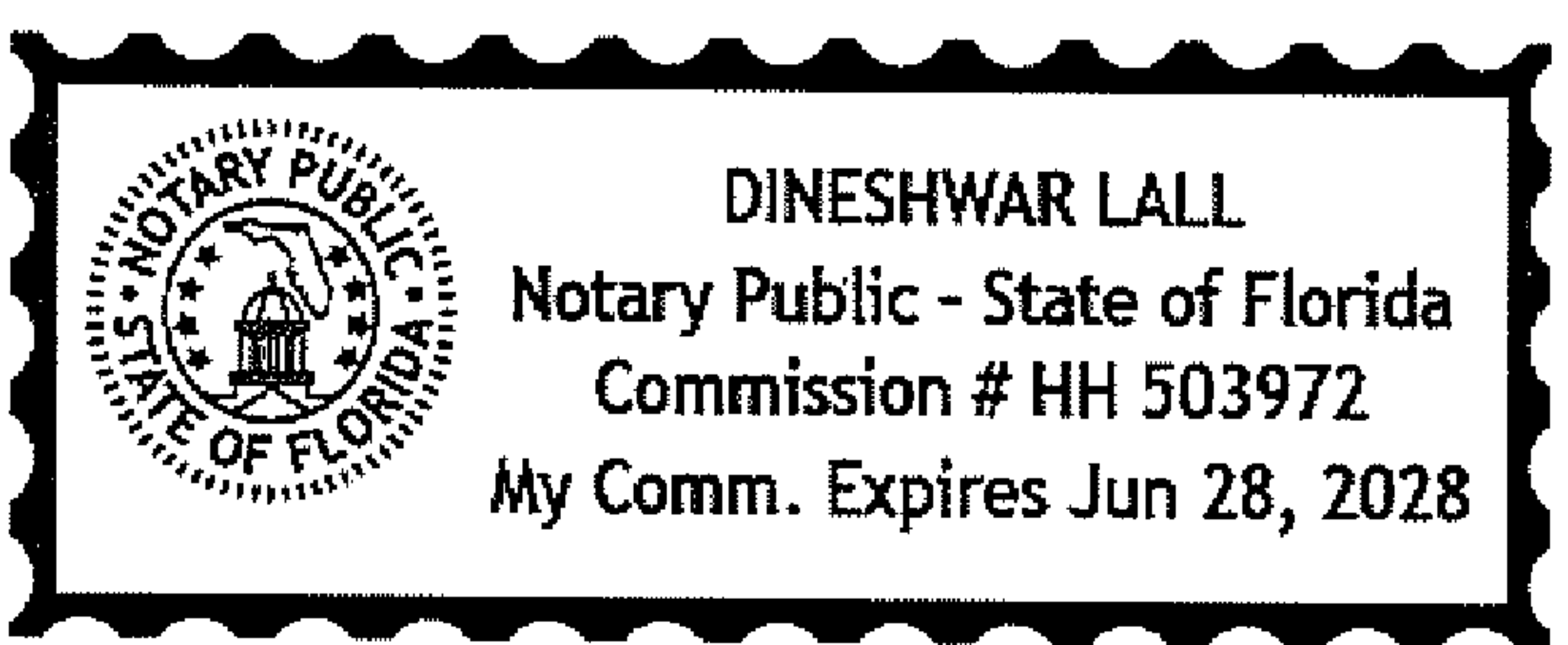
Witness 2 Signature: Jennifer K Lall
Printed Name: Jennifer K Lall
Post Office Address: 22434 Peachland Blvd
Port Charlotte FL 33954

STATE OF Florida
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 26th day of May, 2026 by Carol L. Schroeder, a single woman, who has/have produced drivers license as identification.

Dineshwar Lall My Commission Expires: 6/28/2028
Notary Public Signature (SEAL)

Printed Name: Dineshwar Lall
 Online Notary (Check Box if acknowledgment done by Online Notarization)



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