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INSTRUMENT # 2026071977 2 PG(S)

5/28/2026 2:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499866

Doc Stamp-Deed: \$1,540.00

Prepared by and Return to:
Katherine Rodriguez
Omega National Title of Florida, LLC
1205 Cape Coral Parkway E
Cape Coral, Florida 33904
Our File Number: SW26-0111KP
Consideration:\$220,000.00

General Warranty Deed

Made this May 22, 2026 A.D. By **Beau Brackett and Melody Brackett, husband and wife**, whose address is: 3785 Hiaeah Rd, Venice, Florida 34293, hereinafter called the grantor, to **Marie Van Horn, an unmarried woman**, whose post office address is: 6080 Myrtlewood Rd, North Port, Florida 34287, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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, viz:

Lot 11, Block 2508, FIFTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 21, Page 7, 7A through 7H, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0998250811


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.

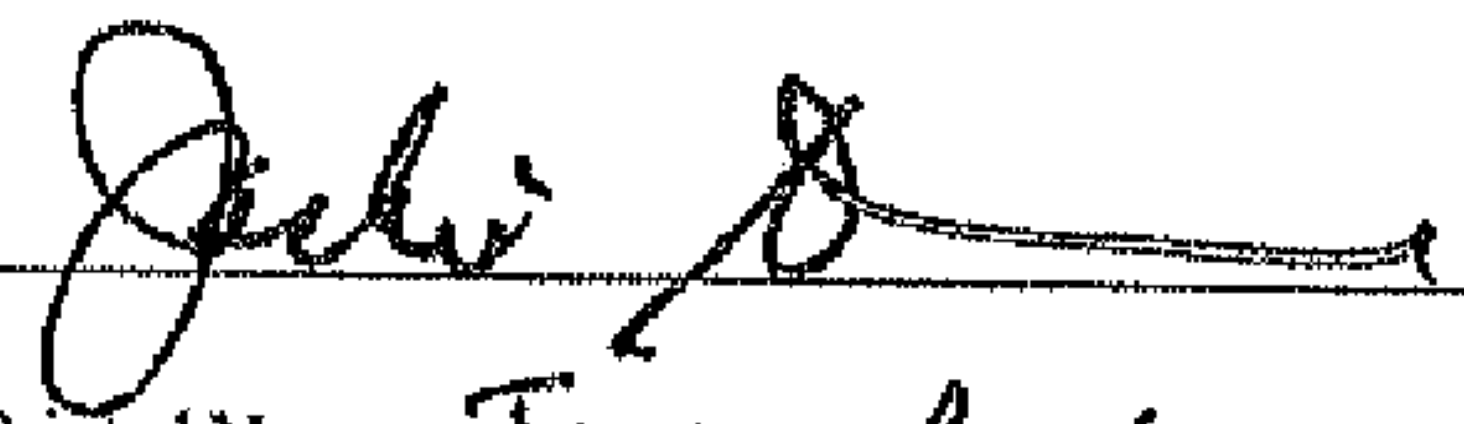
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

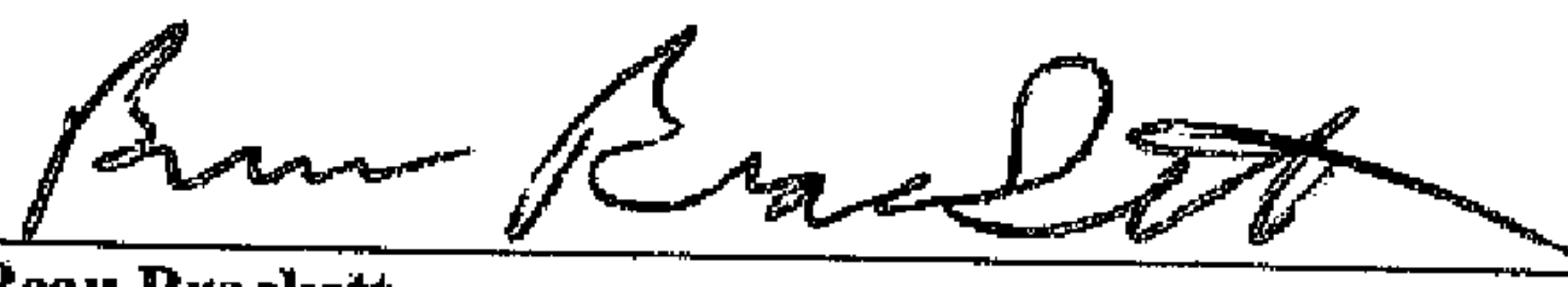
Signed, sealed and delivered in our presence:



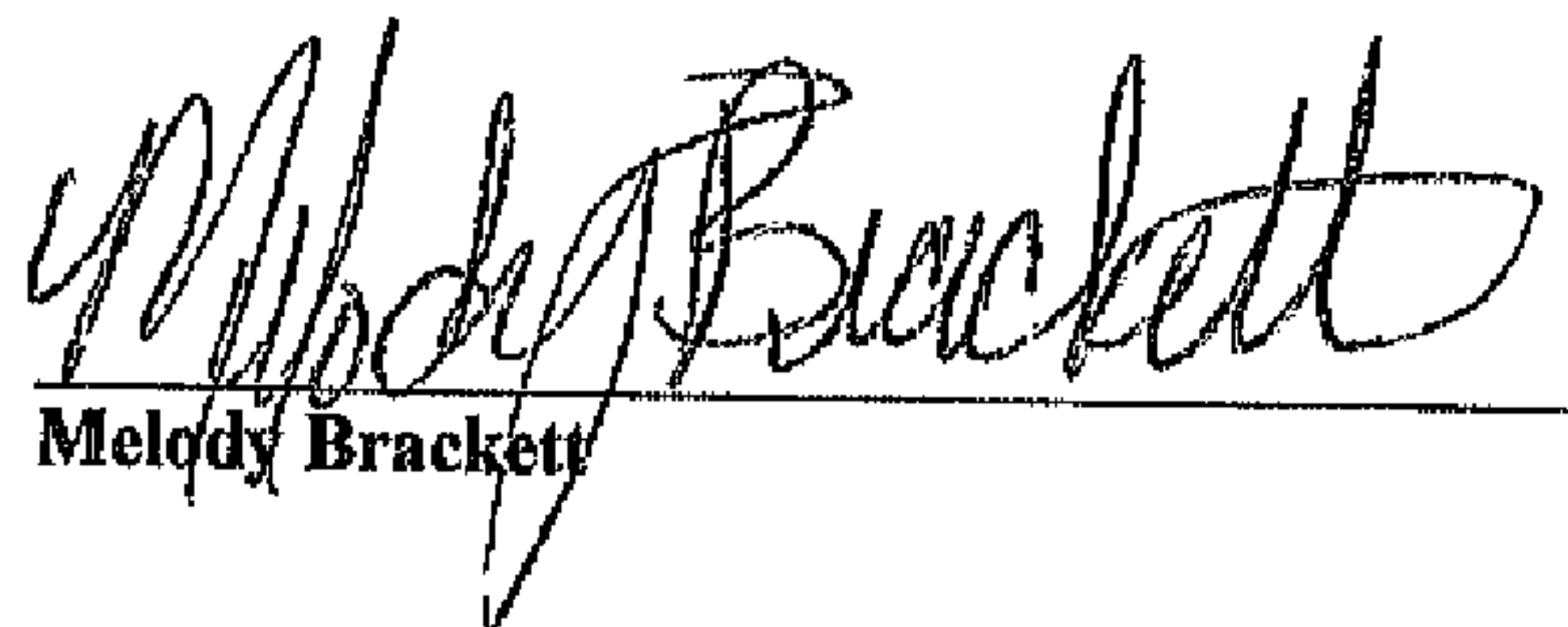
Witness Printed Name Ryan Russell
Witness Address: 23125 Hillsdale Ave
Port Charlotte FL, 33954



Witness Printed Name Jackie Brandon
Witness Address: 27110 Jones Loop Road #160
Punta Gorda, FL 33982



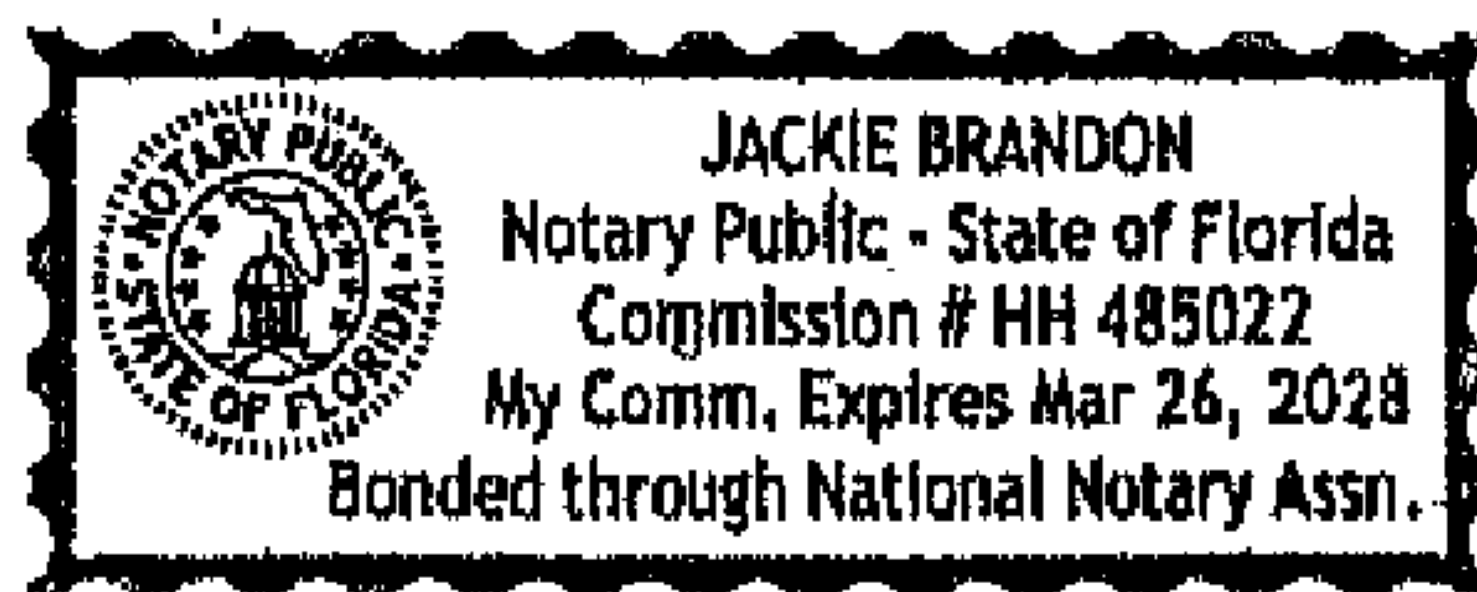
Beau Brackett (Seal)




Melody Brackett (Seal)

State of Florida
County of Desoto

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of May, 2026, by Beau Brackett and Melody Brackett, husband and wife, who is/are personally known to me or who has produced Drivers License as identification.





Notary Public
Print Name: Jackie Brandon
My Commission Expires: 03/26/2028