

5/29/2026 4:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500839

Consideration: \$18,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Cheri Kuenn, Esq.
525 1st Avenue N
St. Petersburg, FL 33701
26-48704-002

Doc Stamp-Deed: \$126.00

Property Appraiser's Parcel ID No.: 1008255812

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 29th day of May, 2026, by and between **ERSOLINE A. ALLEN, AN UNMARRIED WOMAN**, whose address is **16 Teramar Way, White Plains, NY 10607** (hereinafter "GRANTOR"), and **ROBERT A. CARLSON, JR. AND MARY L. CARLSON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **1595 East Wallum Lake Road, Burrillville, RI 02859** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 12, BLOCK 2558, OF 51 ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 8, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) *Lance K Gomez Jr*
Printed Name Lance K. Gomez Jr.
P.O. Address 140 Asch Lapp, Apt 116
Bronx, NY 10475

Ersoline A. Allen
Ersoline A. Allen

(2) *Karen Javois*
Printed Name KAREN JAVOIS
P.O. Address 16 Prall Road
Cranbury NJ 08512

STATE OF New York
COUNTY OF Westchester

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of May, 2026, by Ersoline A. Allen, who is/are personally known to me or who has/have produced driver's license as identification.

Lance K Gomez Jr
Signature of Notary Public

Lance K. Gomez Jr.
Print, Type/Stamp Name of Notary

