

5/29/2026 4:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500890

Doc Stamp-Deed: \$2,555.00

Prepared by and return to:

Patrick Rosenbaum  
Premier Title of Florida  
17827 Murdock Circle  
Suite A  
Port Charlotte, FL 33948

File No PTF-26-161

Parcel Identification No 0985023115

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## WARRANTY DEED

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

This indenture made the 29th day of May, 2026 between **Daniel Thompson and Virginia Thompson, husband and wife**, whose post office address is 2142 South Chamberlain Boulevard, North Port, FL 34286, of the County of Sarasota, Florida, Grantor, to **Ryan T. Coulson, a single man**, whose post office address is 2142 South Chamberlain Boulevard, North Port, FL 34286, of the County of Sarasota, Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 15, Block 231, 8th Addition to Port Charlotte, according to plat thereof as recorded in Plat Book 12, Page 20, 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** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor 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:

Daniel Thompson  
Daniel Thompson

Virginia Thompson  
Virginia Thompson

17827 Murdock Circle, Suite A  
Port Charlotte, FL 33948  
WITNESS 1 ADDRESS

17827 Murdock Circle, Suite A  
Port Charlotte, FL 33948  
WITNESS 2 ADDRESS

Patrick Rosenbaum  
WITNESS  
PRINT NAME: Patrick Rosenbaum

Bilie Hilton  
WITNESS  
PRINT NAME: Bilie Hilton

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29th day of May, 2026, by Daniel Thompson and Virginia Thompson,  who are personally known to me or  who have produced drivers licenses as identification.

Patrick Rosenbaum  
Signature of Notary Public

\_\_\_\_\_  
Print, Type/Stamp Name of Notary

