

Consideration: \$305,000.00

5/29/2026 4:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500951

Doc Stamp-Deed: \$2,135.00

Prepared by and return to:

Jacob Van Duren, Esq.
Van Duren Law, PLLC
871 Venetia Bay Blvd
Suite 239
Venice, FL 34285

File No VL-26-87

Parcel Identification No 1144085715

[Space Above This Line For Recording Date]

WARRANTY DEED

This indenture made the 28th day of May, 2026 by and between **ROLANDO D. RODRIGUEZ, MD AND LISA F. RODRIGUEZ, HUSBAND AND WIFE**, whose post office address is 8001 Barrancas Avenue, Bokeelia, FL 33922, (hereinafter "Grantor"), and **LINDSEY MARIE VOTOUR, A SINGLE WOMAN, AND ALEXANDER CLARK-PATRICK LINCK, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose post office address is 4706 Adolph Avenue, North Port, FL 34288, (hereinafter "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 County, Florida, to-wit:

LOT 15, BLOCK 857, TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 8, 8A THROUGH 8V, 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 Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

