

Prepared by/Return to:
Cemo Title Services, LLC
Mitzi Cemovich
1000 Tamiami Trail S.
Venice, FL 34285
941-485-1110 (tel)
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Doc. Stamps – \$2,016.00
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075061 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502377

Doc Stamp-Deed: \$2,016.00

WARRANTY DEED

This Indenture, made on May 28, 2026 by **RONNIE FARLER and LOU ELLA R. FARLER, husband and wife**, whose post office address is: 108 Alto Street, Hazard, Kentucky 41701-1102, hereinafter called the **GRANTOR**, to **GAGE AARON GOBLE and MOLLIE GOBLE, husband and wife** whose post office address is: 3925 N. Rushwood Street, Wichita, Kansas 67226, hereinafter called the **GRANTEE**:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that 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 7, Block 314, FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 11, Pag(s) 33, 33A through 33R, inclusive, of the Public Records of Sarasota County, Florida

The property is NOT the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida. **Together** with all 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. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

1st Witness Signature:

Printed Name: STEVAN J. MILOVANIC

Witness Address: 1000 S. Tamiami Tr., Venice, FL 34285

RONNIE FARLER

2nd Witness Signature:

Printed Name: Mitzi Cemovich

Witness Address: 1000 S. Tamiami Tr., Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of May 2026, by RONNIE FARLER who has produced Ky DL as identification.

[Notary Seal]



Warranty Deed

Mitzi Cemovich
Comm.: HH 277557
Expires: July 27, 2026
Notary Public - State of Florida

Notary Public Signature

1st Witness Signature: [Signature]
Printed Name: STANLEY MILOSWIC
Witness Address: 1000 S. Tamiami Tr., Venice, FL 34285

[Signature]
LOU ELLA R. FARLER

2nd Witness Signature: [Signature]
Printed Name: MITZI CEMOVICH
Witness Address: 1000 S. Tamiami Tr., Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of May 2026, by LOU ELLA R. FARLER who has produced KY DL as identification.

[Notary Seal]

[Signature]
Notary Public Signature



Mitzi Cemovich
Comm.: HH 277557
Expires: July 27, 2026
Notary Public - State of Florida