

**RECORDED IN OFFICIAL RECORDS
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6/3/2026 3:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502765

Doc Stamp-Deed: \$2,154.60

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: SW26-0121KP
Consideration: \$307,750.00

General Warranty Deed

Made this May 29, 2026 A.D. By **FL Trade Services LLC, a Florida limited liability company**, , whose post office address is: 16395 Biscayne Blvd #1720, North Miami Beach, Florida 33160, hereinafter called the grantor, to **Randy Carroll and Amy Carroll, husband and wife**, whose post office address is: 4240 Adelaide Ave, North Port, Florida 34288, 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 15, Block 732, TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 13, Pages 8, 8A through 8V, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **1144073215**

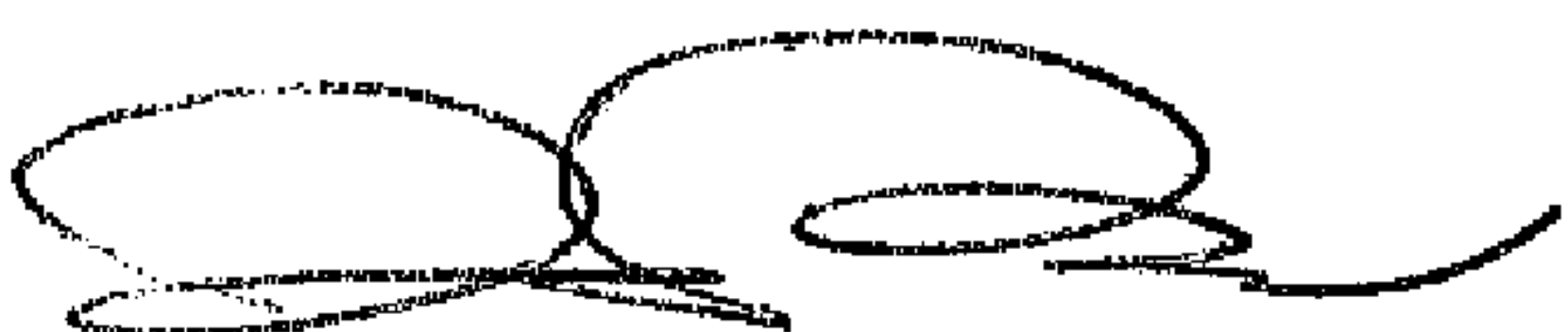
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

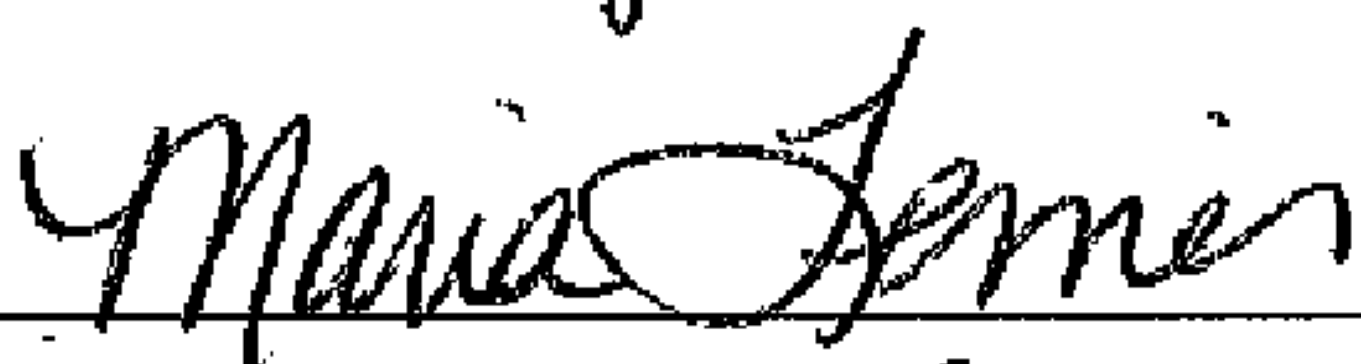
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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:



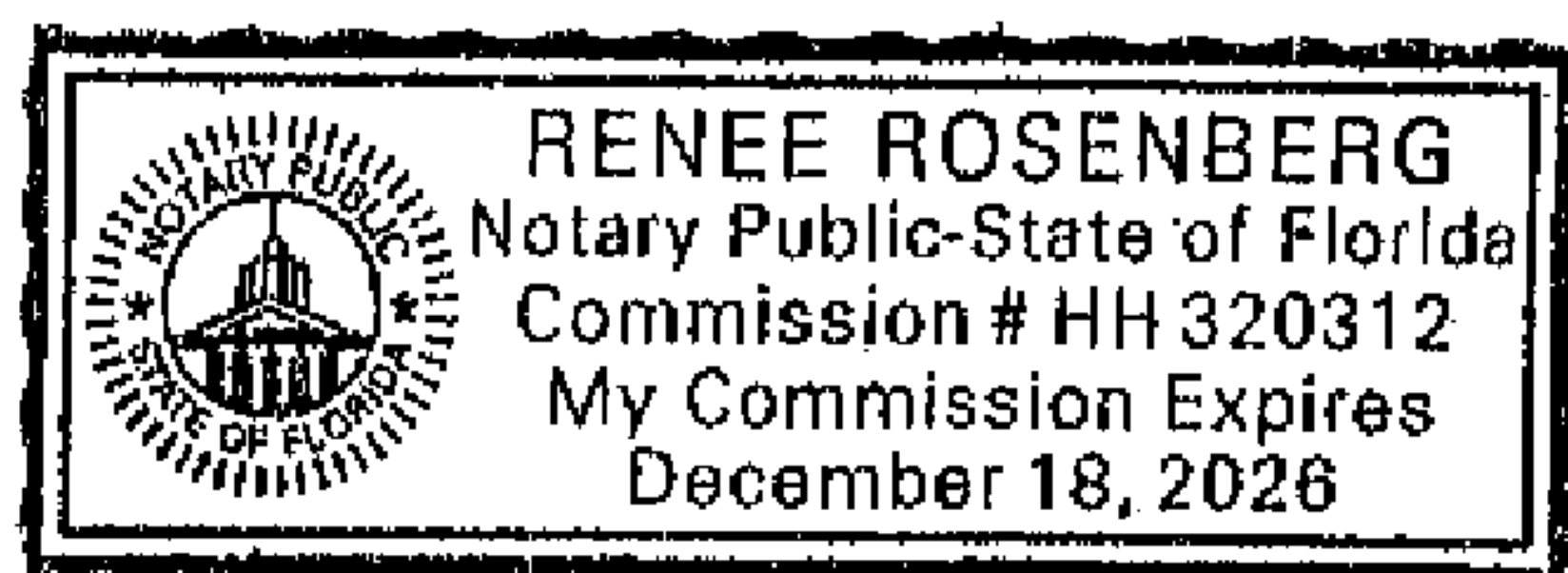
Witness Printed Name Renee Rosenberg
Address: 3311 Potomac Ct
Naples FL 34120



Witness Printed Name Maria Tessier
Address: 1205 Cape Coral Pkwy E
Cape Coral FL 33904

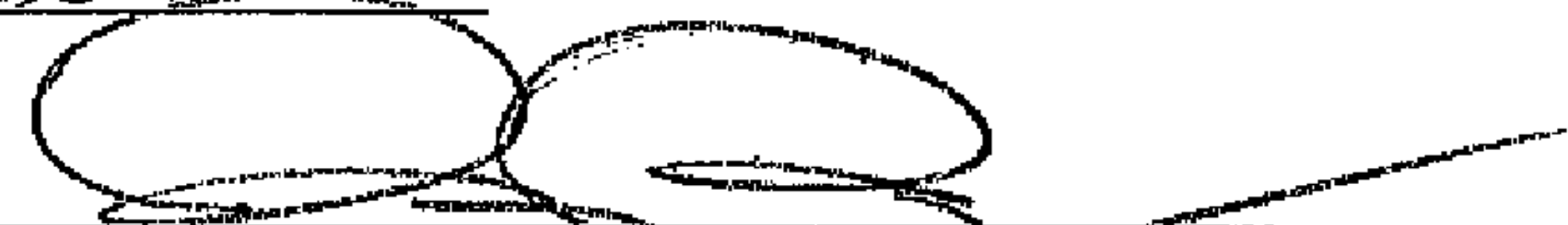
State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of May, 2026, by **Constantin Dumitrescu, Manager of FL Trade Services LLC, a Florida limited liability company**, who is/are personally known to me or who has produced Driver License as identification.





(Seal)
Constantin Dumitrescu, Manager of FL Trade Services LLC, a Florida limited liability company
Address: 16395 Biscayne Blvd #1720, North Miami Beach, Florida 33160



Notary Public
Print Name: Renee Rosenberg
My Commission Expires: 12/18/2026