

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026076012 2 PG(S)**

6/4/2026 1:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503191

Prepared by and return to:

Kelly Wise

Premier Title Partners of Florida LLC

1777 Tamiami Trail, Unit 501-23, Port Charlotte, FL 33948

(941) 395-0140

File No PREMACT26-150A

Doc Stamp-Deed: \$2,590.00

Parcel Identification No 0785-16-0070

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 29 day of May, 2026 between **Monica Rolo, an unmarried woman**, whose post office address is **5408 Boulder Creek Cove, Bradenton, FL 34211**, of the County of Manatee, State of Florida, Grantor, to **Amy Susan King, a married woman**, whose post office address is **11165 Balfour Street, Venice, FL 34293**, of the County of Sarasota, State of 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 70, Tortuga, a Subdivision, according to the Plat thereof, recorded in Plat Book 55, Page(s) 32 through 37, 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.

Except that certain mortgage recorded in Official Instrument Number 2021216654 in the records of the Office of the Clerk and Recorder in the County of Sarasota, State of Florida, and which evidences the indebtedness which Grantee herein, as part of the purchase price and consideration for this deed, assume and agree to pay. And for the same consideration, Grantees hereby assume the obligations of the Veteran-maker(s), under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs in under authority of Chapter 37, Title 38, of the United States Code, and supersedes any state or local law barring or limiting deficiencies following foreclosure or real property.

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.

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

Signed, sealed and delivered in our presence:

Kelly Wise
WITNESS

Kelly Wise
Printed Name of First Witness

Address:
1777 Tamiami Trl.
Port Charlotte, FL 33948

[Signature]

WITNESS
Cameron Crenshaw

Printed Name of Second Witness

Address:
1777 Tamiami Trl.
Port Charlotte, FL 33948

[Signature]
Monica Rolo

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 29 day of May, 2026, by Monica Rolo, (☐) who is/are personally known to me or (☒) who has/have produced FL.D.V. as identification.

Kelly M. Wise
Signature of Notary Public

Print, Type/Stamp Name of Notary

