

6/9/2026 3:11 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3505111

Doc Stamp-Deed: \$2,029.30

Prepared by and Return to:
Carolyn McManus-Bagiardi
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

File No.: PC-2026-6147
Parcel ID Number: 0969-12-2011

[Space Above This Line For Recording Data]

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

This indenture made the 8th day of June, 2026 between Jeffrey T. Blackburn and Bailey N. Pilat aka Bailey N Blackburn, husband and wife, whose post office address is 6750 Abady Lane, North Port, FL 34291, of the County of Sarasota, State of Florida, Grantors, to Charles Ruben Montalvo, a single man, and Ariel M. Simpson, a single woman, whose post office address is 6750 Abady Lane, North Port, FL 34291, of the County of Sarasota, State of Florida, Grantees:

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

Lot 9, Block 1220, Twenty - Seventh Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 11, 11A through 11M, 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors 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:

WITNESS 1 SIGNATURE
PRINT NAME:

WITNESS 1 ADDRESS:

WITNESS 2 SIGNATURE
PRINT NAME:

WITNESS 2 ADDRESS:

18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

Jeffrey T. Blackburn

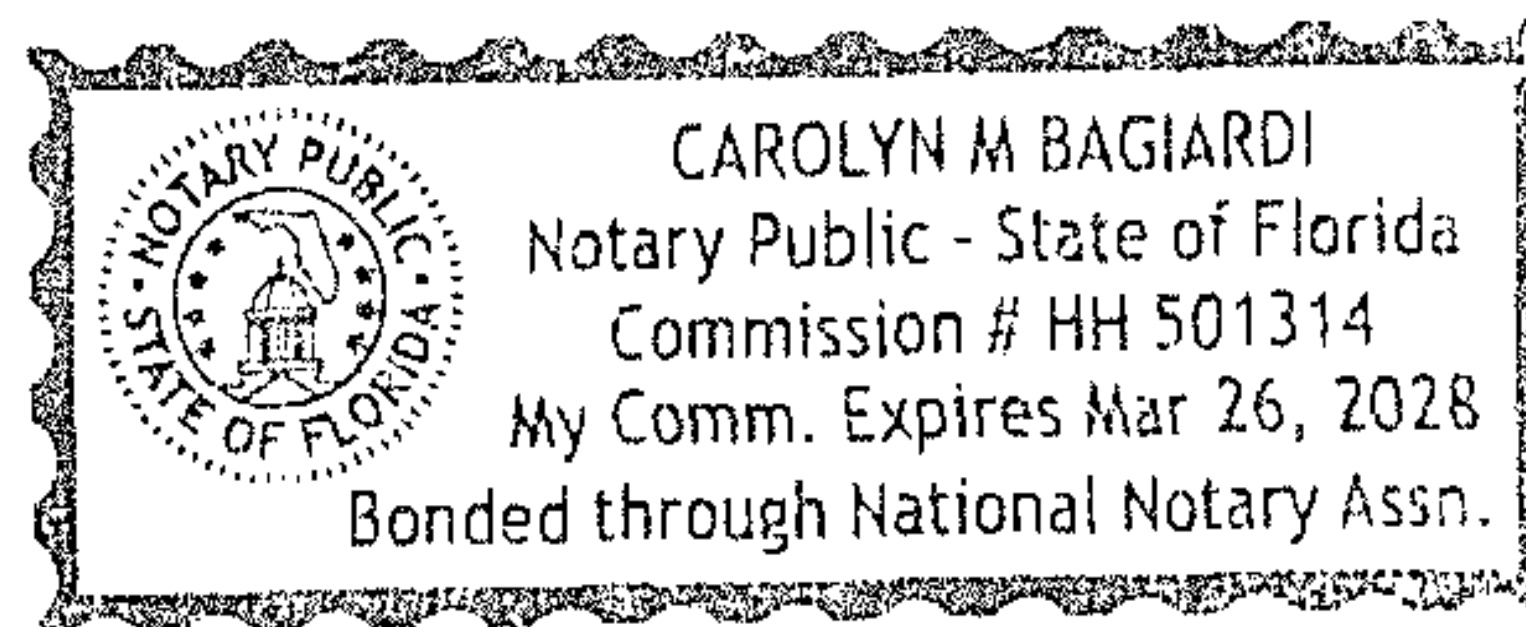
Bailey N. Pilat aka Bailey N Blackburn

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 5th day of June, 2026, by Jeffrey T Blackburn and Bailey N Pilat aka Bailey N Blackburn, () who is/are personally known to me or (X) who has/have produced VALID DRIVER LICENSES as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary



(NOTARY SEAL)