

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026079339 2 PG(S)

6/11/2026 1:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505986

Prepared by and Return to:

Kim Price

MSC Title, Inc

684 South Indiana Avenue, Englewood, FL 34223

File No. 2026-491-KXP

Sales Price: Price: \$15,000.00

Doc Stamp-Deed: \$105.00

General Warranty Deed

Made this 11th day of June, 2026 By **Debra Susan Campbell, an un-remarried widow, Individually and as Trustee of The Debra Susan Campbell Revocable Trust Agreement dated January 4, 2002**, whose address is: P.O. Box 624, Wells, ME 04090, hereinafter called the grantor, to **Jonathan Byrne and Thuy Vo Byrne, husband and wife**, whose post office address is: 9113 Overton Avenue, San Diego, CA 92123, 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 51, Block 731, TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 13, Pages 8, 8-A through 8-V, Public Records of Sarasota County, Florida.

Parcel ID Number: **1144073151**

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Sheila AB Solomon Rudd
Witness Signature above:

Witness print name below:
Sheila A. B. Solomon Rudd

The Debra Susan Campbell Revocable Trust
Agreement dated January 4, 2002

By: [Signature]
Debra Susan Campbell, Individually and as
Trustee Individually & as Trustee
P.O. Box 624, Wells, ME 04090

Witness Address:
13533 Avista Drive
Tampa, FL 33624

[Signature]
Witness Signature above:

Witness print name below:
Stephanie Fox

Witness Address:
4103 Broad Porch Run
Land O Lakes, FL 34638

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of June, 2026, by Debra Susan Campbell, Individually and as Trustee of The Debra Susan Campbell Revocable Trust Agreement dated January 4, 2002, ☐ who is/are personally known to me or ☒ who has/have produced RL as identification.

[Signature]
Signature of Notary Public

Juan Rivera Pagan
Print, Type/Stamp Name of Notary

