

Prepared by and return to:
Lori A. Wellbaum
Wellbaum Law, P.A.
686 North Indiana Avenue
Englewood, FL 34223

6/11/2026 1:25 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505988

File No 2026-88

Doc Stamp-Deed: \$105.00

Parcel Identification No 1144073149

[Space Above This Line For Recording Data]

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

This indenture made the 11th day of June, 2026 between **Giles M. Gary, a single man**, and **Jana V. Gary, a single woman**, whose post office address is 2665 Rolling Road, North Port, FL 34288, Grantor, to **Jonathan Byrne and Thuy Vo Byrne, husband and wife**, whose post office address is 9113 Overton Avenue, San Diego, CA 92123, 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 49, Block 731, Twelfth Addition to Port Charlotte Subdivision, according to the plat thereof as recorded in Plat Book 13, Page 8, 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.

Grantor herein covenants that subject property is not their homestead nor contiguous to their homestead.

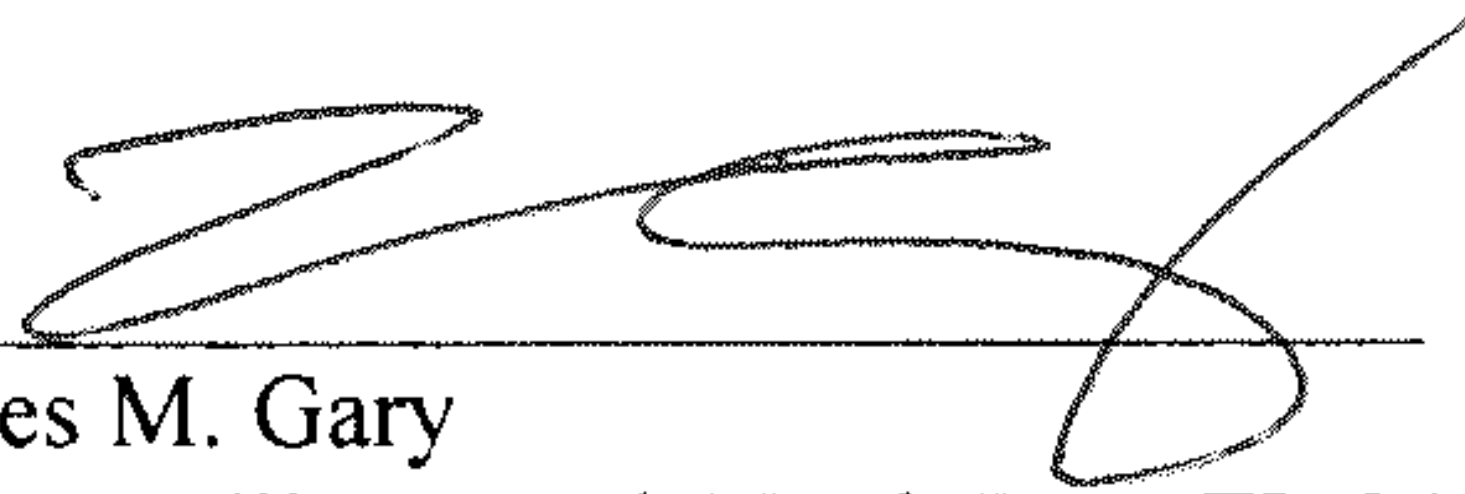
The above property is marital property of the parties and this deed is being executed pursuant to the terms of a valid Separation and Property Settlement Agreement. The transfer is not taxable pursuant to Florida Administrative Code 12B-4.013(32).

TO HAVE AND TO HOLD the same in fee simple forever.

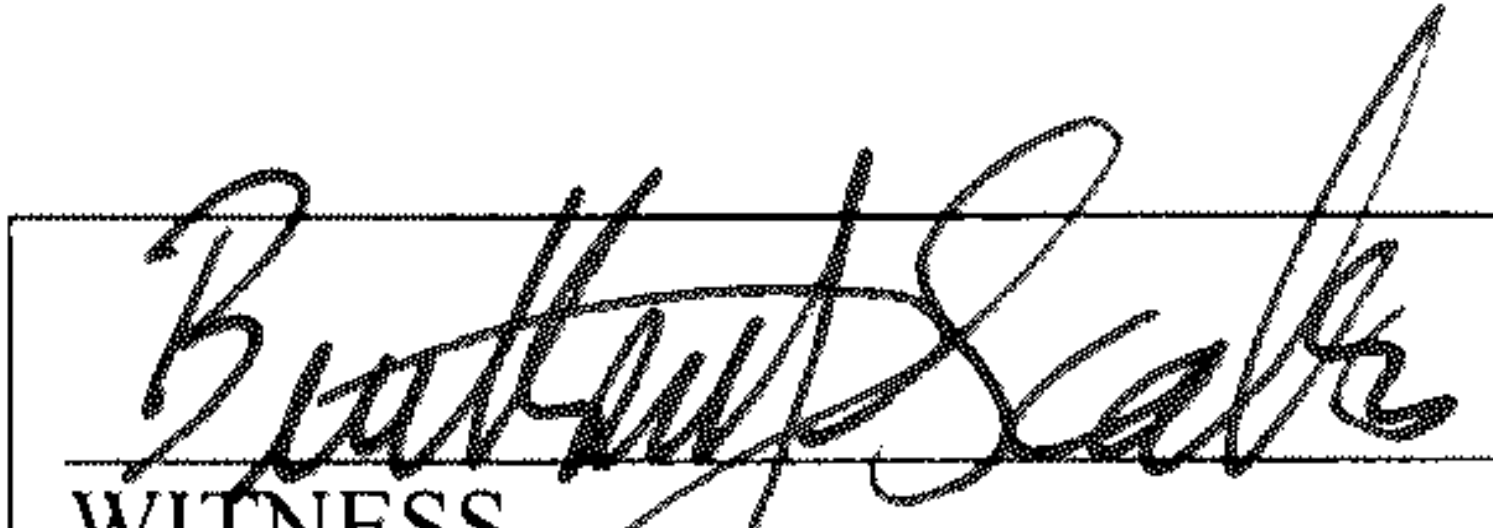
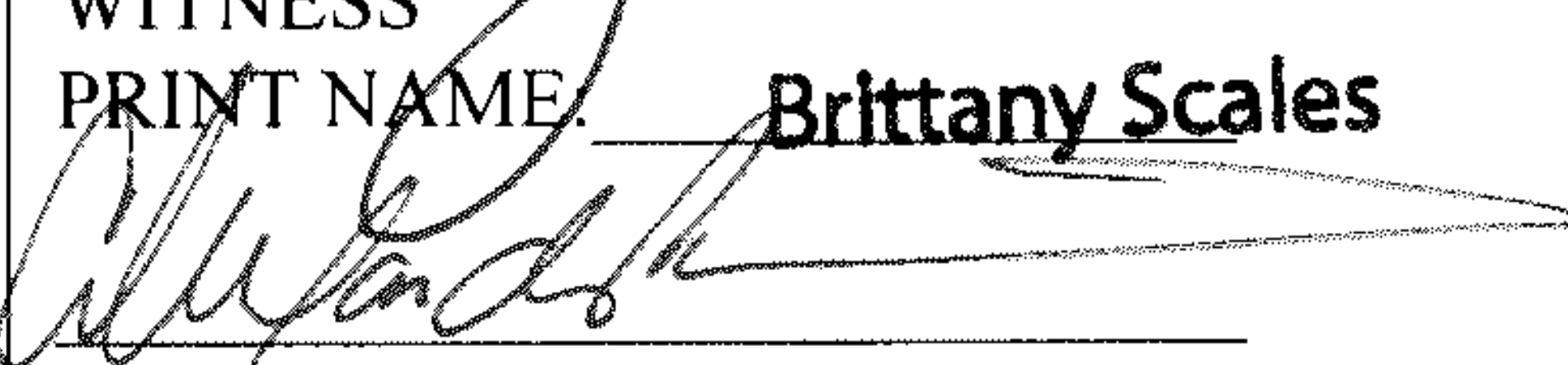
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

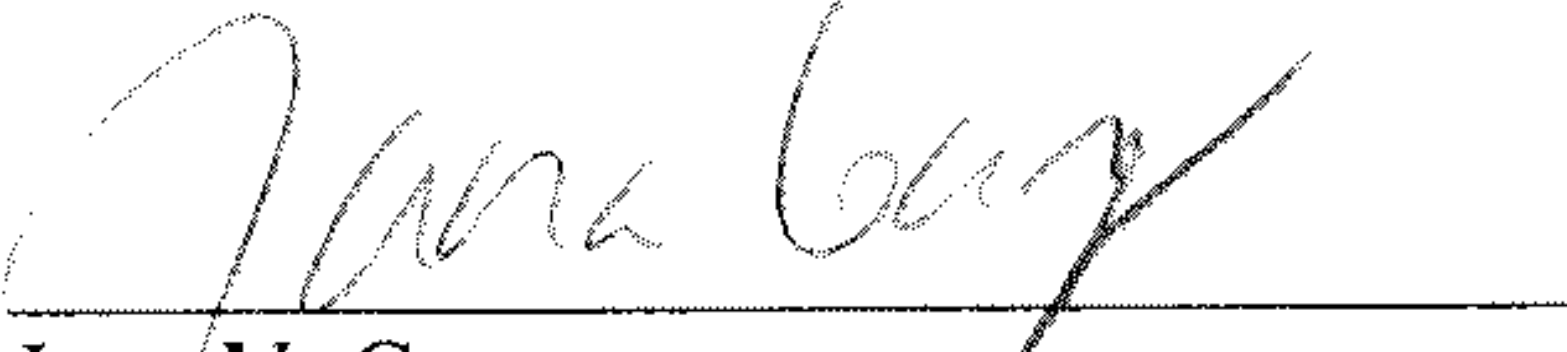
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

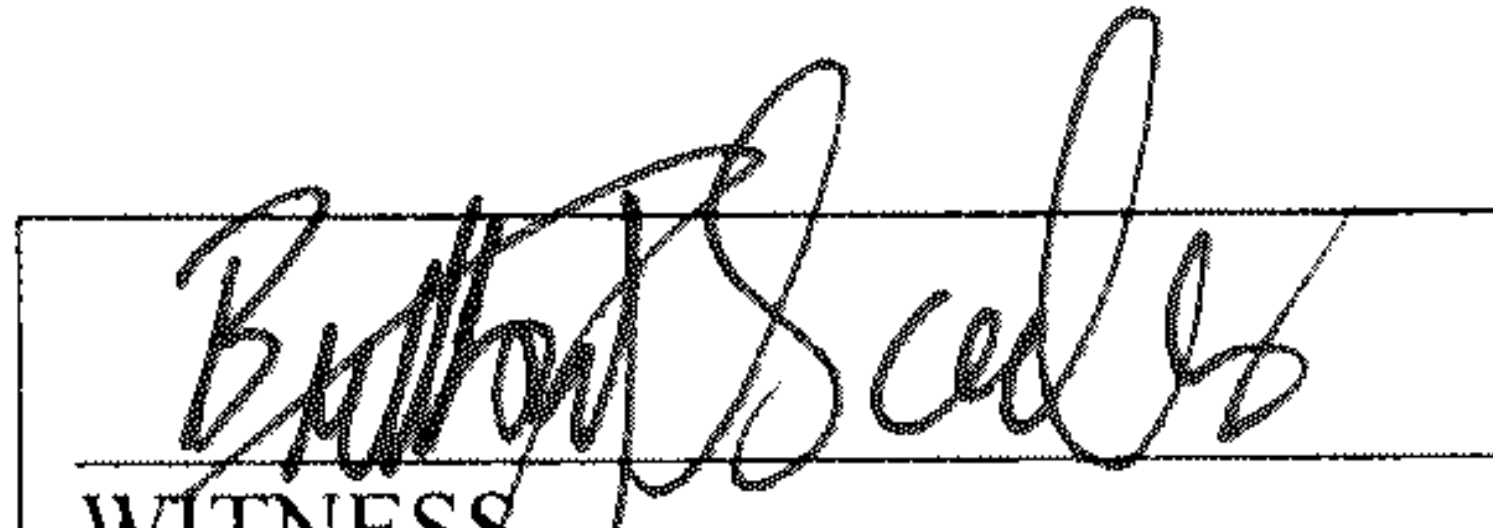
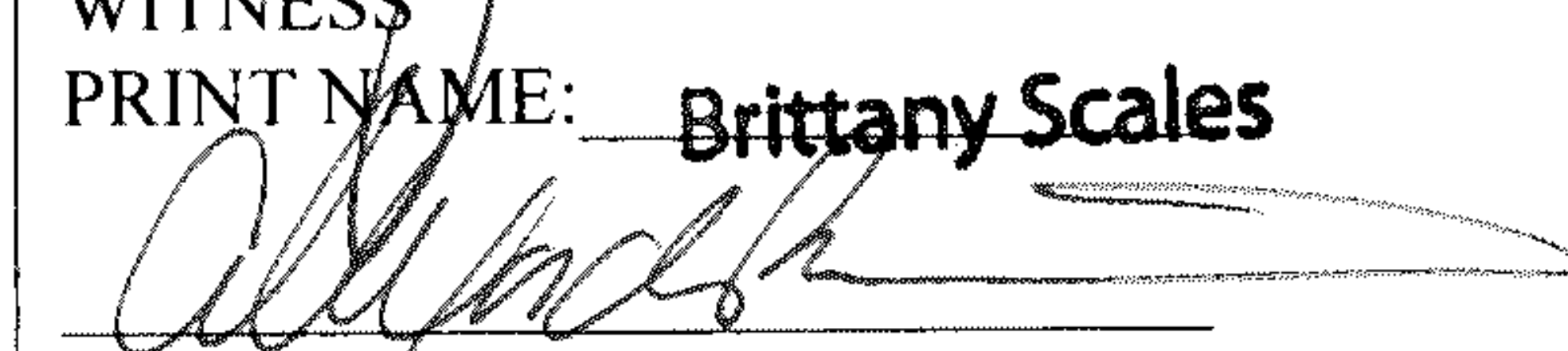


Giles M. Gary
2665 Rolling Road, North Port, FL 34288
address

 WITNESS PRINT NAME: Brittany Scales  WITNESS PRINT NAME: Alexandria Rhoads	686 N. Indiana Ave, Englewood, FL 34223 ----- WITNESS 1 ADDRESS 686 N. Indiana Ave, Englewood, FL 34223 ----- WITNESS 2 ADDRESS
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Jana V. Gary
2665 ROLLING RD, NORTH PORT, FL 34288
Address

 WITNESS PRINT NAME: Brittany Scales  WITNESS PRINT NAME: Alexandria Rhoads	686 N. Indiana Ave, Englewood, FL 34223 ----- WITNESS 1 ADDRESS 686 N. Indiana Ave, Englewood, FL 34223 ----- WITNESS 2 ADDRESS
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STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of JUNE, 2026, by Giles M. Gary, ☐ who is personally known to me or ☒ who has produced Driver's License as identification.

Brittany Scales
Signature of Notary Public

Brittany Scales
Print, Type/Stamp Name of Notary



STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of JUNE, 2026, by Jana V. Gary, ☐ who is personally known to me or ☐ who has produced Driver's License as identification.

Brittany Scales
Signature of Notary Public

Brittany Scales
Print, Type/Stamp Name of Notary

