

6/11/2026 2:22 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3506100

Doc Stamp-Deed: \$2,310.00

Prepared by and Return to:
Amanda Crane
Suncoast One Title & Closings, Inc.
4044 North Access Road
Englewood, FL 34224

File No.: ENG-2026-3091
Parcel ID Number: 1001-18-4503

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 10th day of June, 2026 between Aleczander Lee Maxwell Paris, a married man, whose post office address is 3647 Bali Drive, Sarasota, FL 34232, of the County of Sarasota, State of Florida, Grantor, to Jake Donald Rozelle and Jillian Chantel Rozelle, husband and wife, as tenants by the entirety, whose post office address is 5330 Malamin Road, North Port, FL 34287, of the County of Sarasota, State of Florida, Grantees:

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 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 3, Block 1845, Fortieth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 16, Page(s) 41, 41A through 41E, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

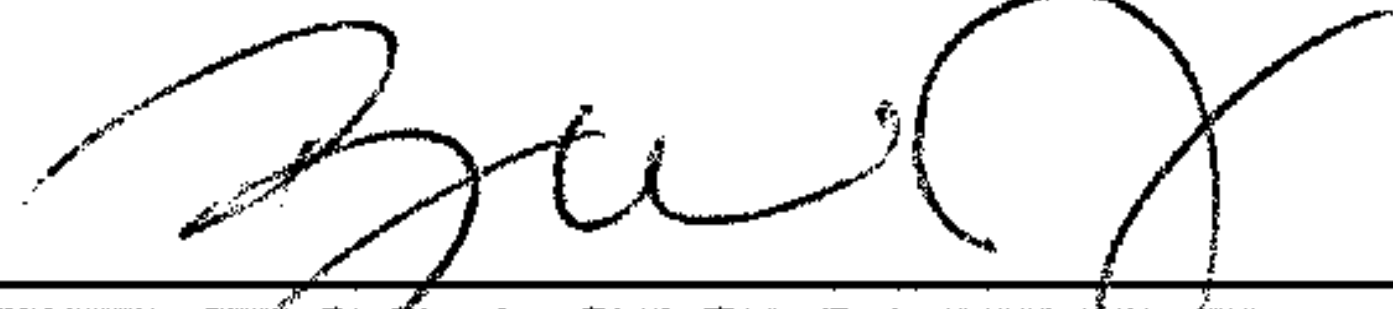
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

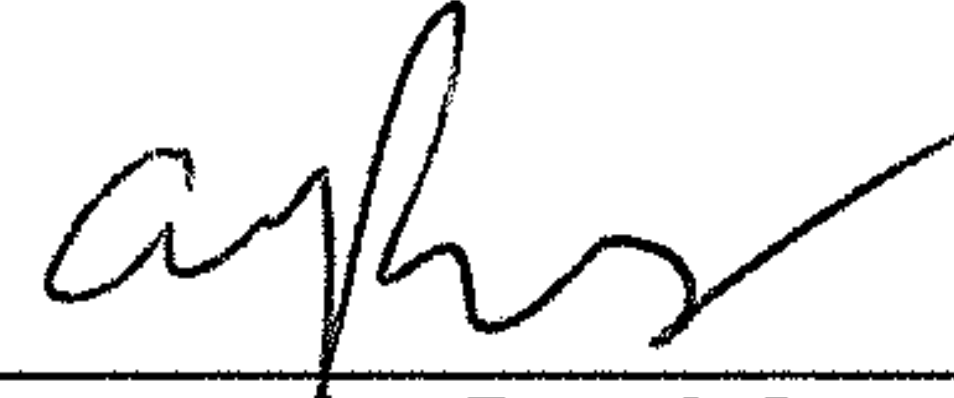
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees 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.

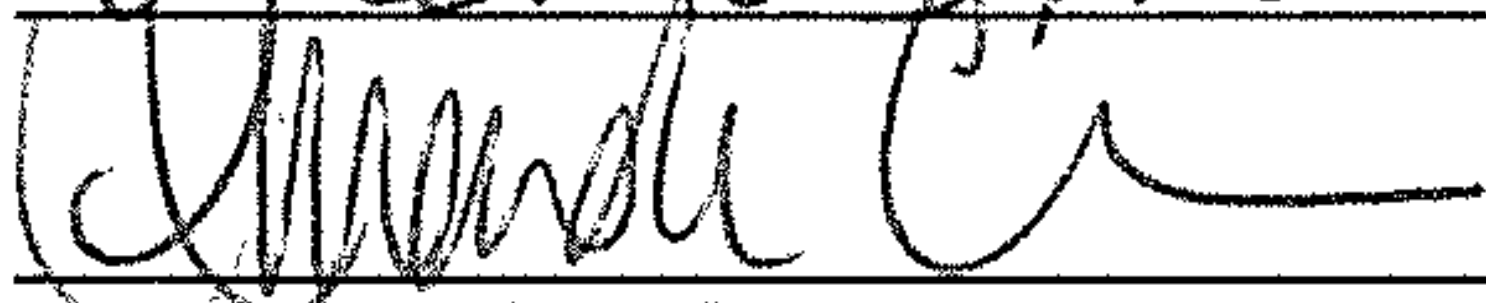
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS 1 SIGNATURE
PRINT NAME: BRAD W. LOVELL


Aleczander Lee Maxwell Paris

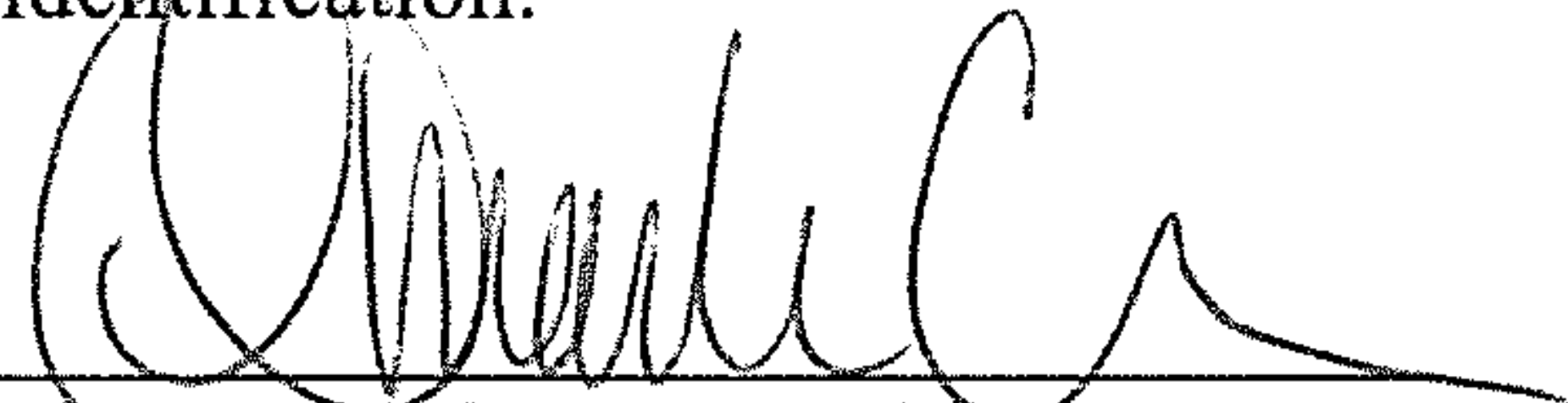
WITNESS 1 ADDRESS:
4044 N. Access Rd
Englewood, FL 34225


WITNESS 2 SIGNATURE
PRINT NAME: Amanda Crane

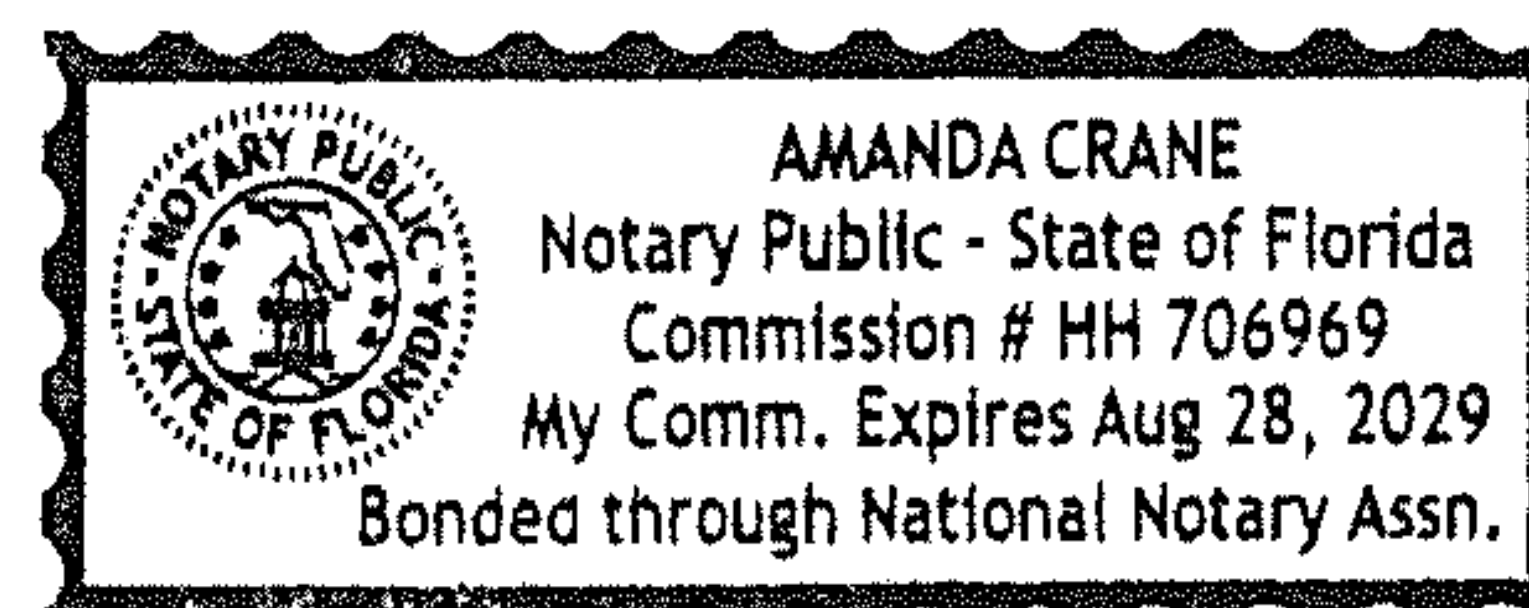
WITNESS 2 ADDRESS:
4044 N. ACCESS Rd
Englewood, FL 34224

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of June, 2026, by Aleczander Lee Maxwell Paris, ☐ who is/are personally known to me or ☒ who has/have produced DRIVERS license as identification.


Signature of Notary Public

Amanda Crane
Print, Type/Stamp Name of Notary



(NOTARY SEAL)