

Prepared by and return to:
Cristina Doolittle
Alliance Group Title, LLC
14850 Tamiami Trail
North Port, Florida 34287
File Number: 26-247

6/11/2026 3:42 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506368

General Warranty Deed

Doc Stamp-Deed: \$3,237.50

This Indenture, made this June 11, 2026 A.D. By **Benny A. Barnette, a single man, and Carol Quintana, a single woman**, whose post office address is: 3233 Abbotsford Street, North Port, Florida 34287, hereinafter called the grantor, to **Timothy Alltop and Lisa Reemer, Husband and Wife**, whose post office address is: 5597 Burdette Terrace, North Port, Florida 34287, 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:

Lots 18 & 19, Block 54, 4TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 11, Pages 32, 32A through 32H, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **1004005418**

Subject to reservations, restrictions, and easements of record.

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

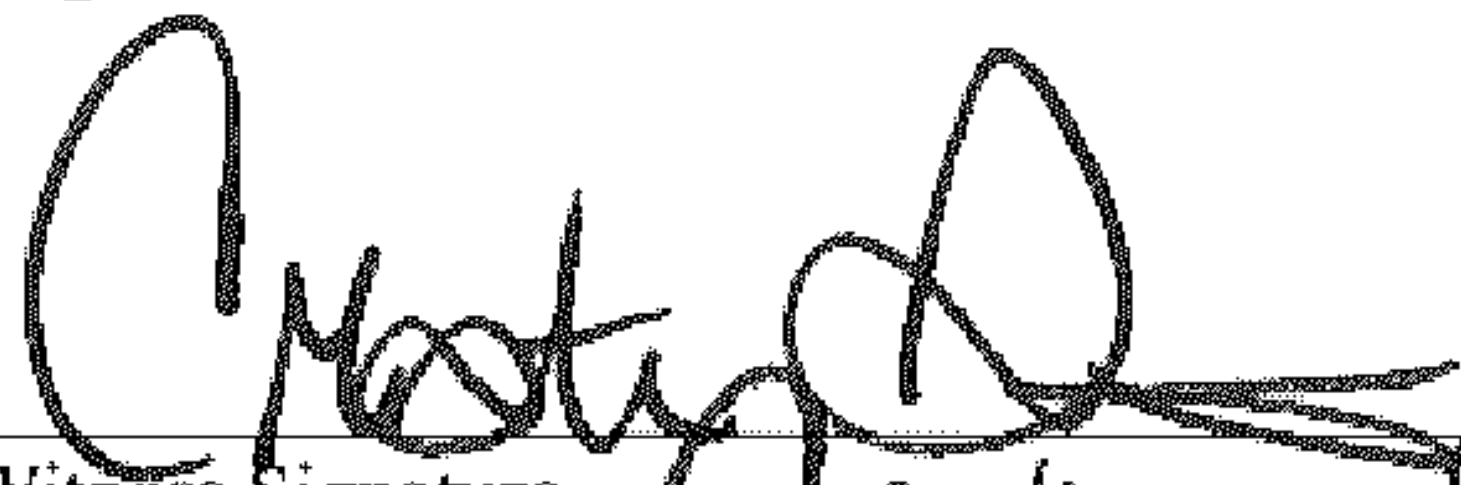
To Have and to Hold, the same in fee simple forever.

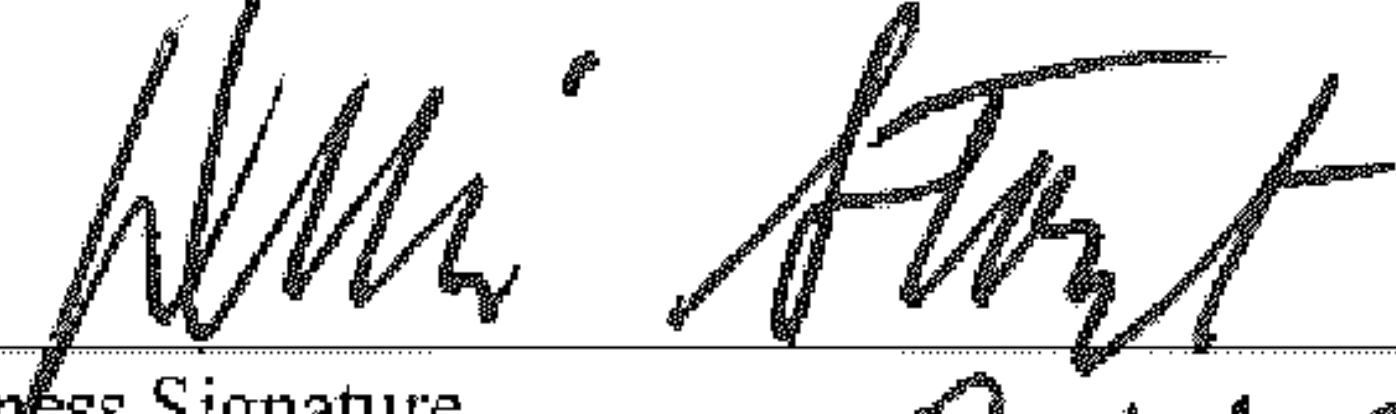
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

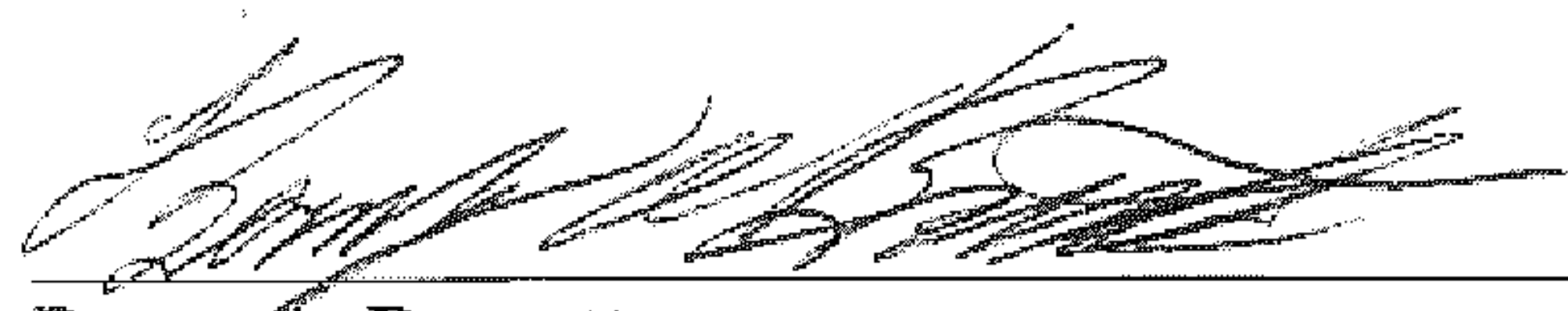
SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

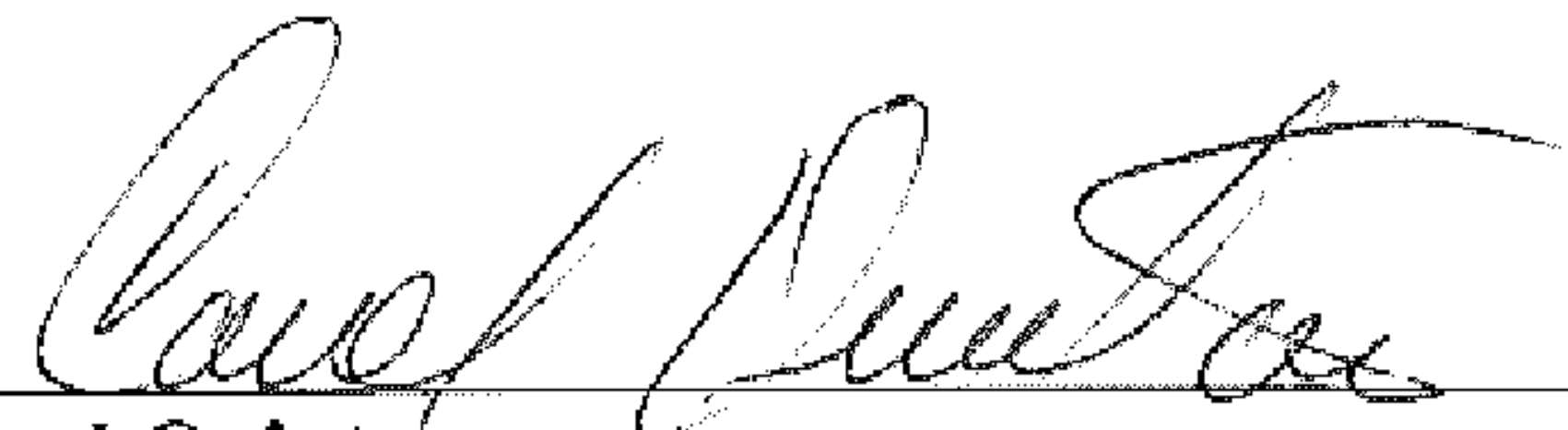
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Signature
Print Witness Name: Cristina Doolittle
Print Witness Address: 14850 TAMiami TRl
City and zip code: NORTH Port, FL 34287


Witness Signature
Print Witness Name: Debi Stout
Print Witness Address: 14850 TAMiami TRl
City and zip code: NORTH Port, FL 34287

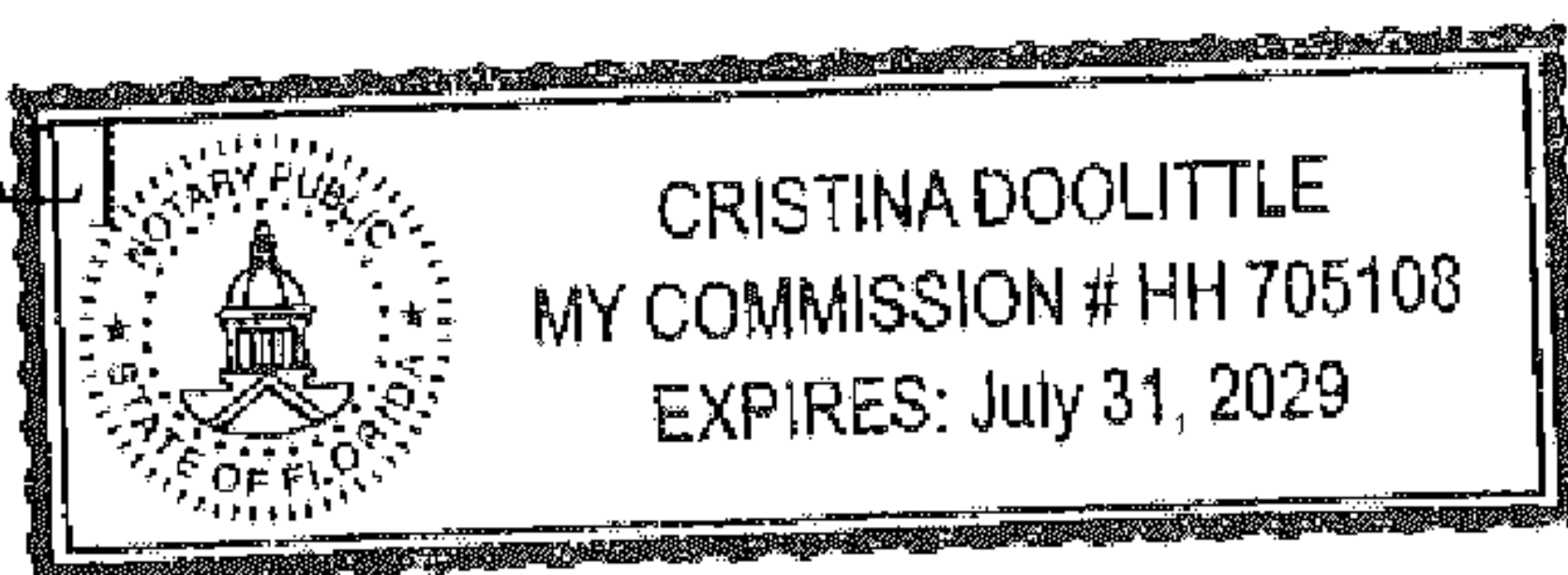

Benny A. Barnette

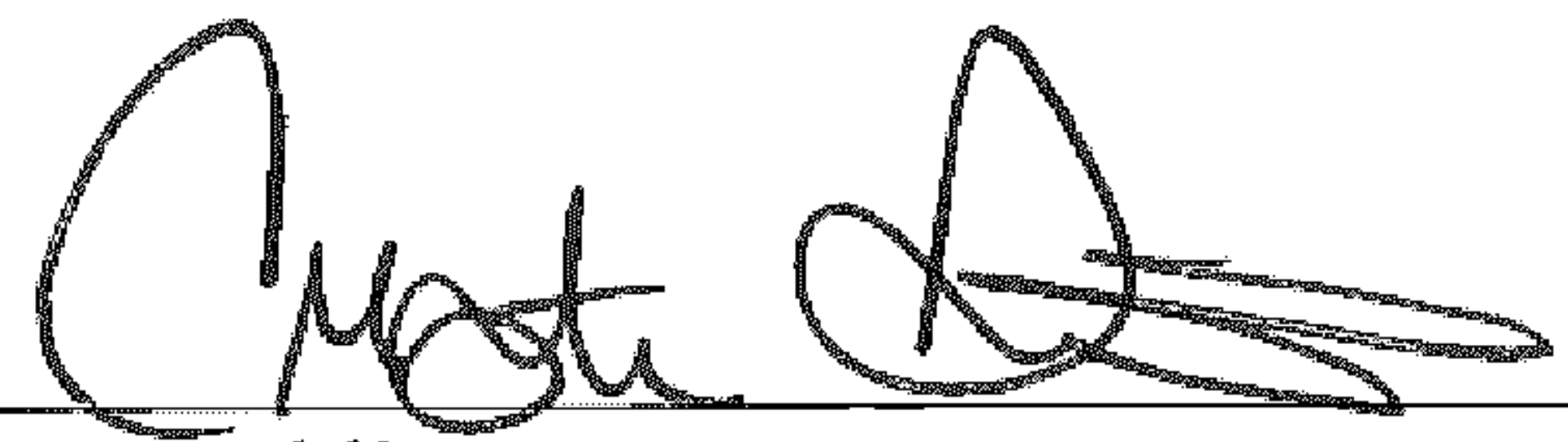

Carol Quintana

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of June, 2026, by Benny A. Barnette, a single man, and Carol Quintana, a single woman, who is/are personally known to me or who has produced FLDLs as identification.

[SEAL]




Notary Public
Print Name: _____

My Commission Expires: _____