

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080692 2 PG(S)**

6/12/2026 4:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507086

Prepared by and Return to:
Jill Barberine
Suncoast One Title & Closings, Inc.
103 West Marion Avenue, Suite 111
Punta Gorda, FL 33950

Doc Stamp-Deed: \$2,940.00

File No.: PG-2026-3162
Parcel ID Number: 1147-11-0203

[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 Joshua Charles Flubacher and Anarelys Flubacher, husband and wife, whose post office address is 6949 Flint Creek Drive, Land O' Lakes, FL 34638, of the County of Pasco, State of Florida, Grantors, to Jason D. Brunelle, a single man, and Carly Basore, a single woman, as joint tenants with right of survivorship, whose post office address is 3246 Dryden Street, North Port, FL 34288, 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 3, Block 1102, Twenty-Third Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page(s) 13, 13A through 13I, 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:

Jill Barberine

WITNESS 1 ADDRESS:

103 W. Marion Ave. Ste. 111
Punta Gorda, FL 33950

WITNESS 2 SIGNATURE

PRINT NAME:

Stephanie Radtke

WITNESS 2 ADDRESS:

103 W. Marion Ave. Ste. 111
Punta Gorda, FL 33950

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of June, 2026, by Joshua Charles Flubacher and Anarelys Flubacher, ☐ who is/are personally known to me or ☒ who has/have produced Driver License as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

(NOTARY SEAL)



JILL BARBERINE
Notary Public
State of Florida
Comm# HH407948
Expires 7/2/2027