

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080942 2 PG(S)**

Consideration: \$10.00
Documentary Stamps: \$0.70
Recording Fee: \$18.50

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Cheri Kuenn, Esq.
525 First Avenue N.
St. Petersburg, FL 33701

**6/15/2026 1:33 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3507326**

Doc Stamp-Deed: \$0.70

(FOR INFORMATIONAL PURPOSES ONLY)
Prepared without benefit of title examination.

WARRANTY DEED

THIS WARRANTY DEED, is made this 13th day of June, 2026, by and between **BETH LAFRANCE**, whose address is **2453 Trianna Street, North Port, FL 34291** (hereinafter "GRANTOR"), and **JACOB B. BROWN, A SINGLE MAN**, whose address is **1830 Lightfoot Road, Wimauma, FL 33598** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOTS 21, 22, AND 23, BLOCK 586, EIGHTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S), 6A THROUGH 6V, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The subject conveyance involves the transfer of unencumbered real property for nominal consideration, and therefore minimum documentary stamp taxes are due thereon.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(Signatures on Following Page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Stephen Sabella
Printed Name Stephen Sabella

P.O. Address 2429 Trianna St.
North Port, FL 34291

(2) Ime Umana
Printed Name Ime Umana

P.O. Address 4456 S Tencen Rd
Port Charlotte, FL 33980

Beth LaFrance
Beth LaFrance

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 13th day of June, 2026, by Beth LaFrance.

Ime Umana
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: Florida Driver License

