

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026081062 2 PG(S)

Prepared by and return to:
Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No 2026-6626

6/15/2026 2:48 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3507408

Doc Stamp-Deed: \$105.00

Purchase Price: \$15,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$105.00
Parcel Identification No.: 1132210518

WARRANTY DEED

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

THIS INDENTURE made this **12th day of June, 2026**, between **Lolita A. Ramos, an unmarried woman**, whose post office address is **314 E. Main St, Westfield, AK 14787**, Grantor, to **Kevin Hale and Leonna Hale, husband and wife**, whose post office address is **15275 Bealfred Drive, Fenton, MI 48430**, 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 18, Block 2105, FORTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantees 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 Grantees shall have quiet enjoyment thereof. Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

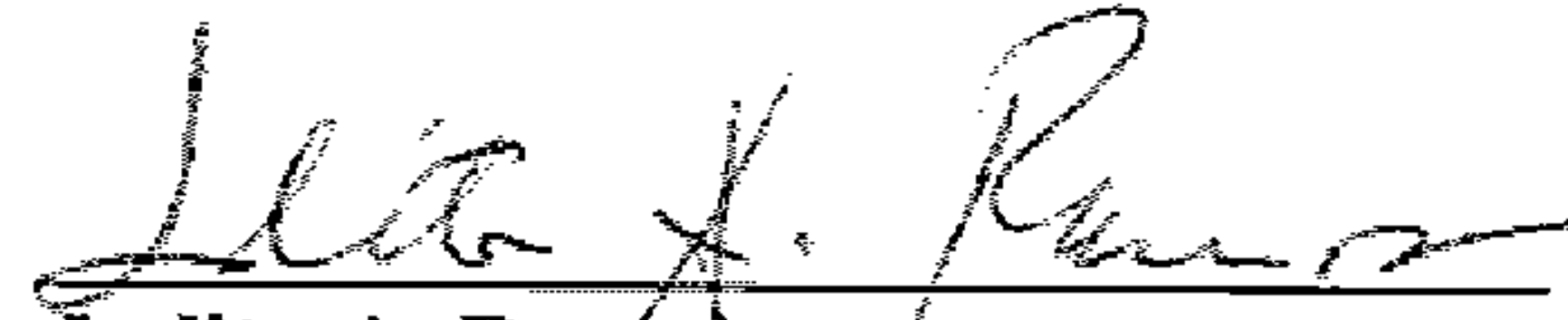
To have and to hold the same in fee simple forever.

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:

WITNESSES #1:


Printed Name: Clement Kwakye
P.O. Address: 718 McKinley Pkwy
Buffalo, NY 14220


Lolita A. Ramos

WITNESSES #2:


Printed Name: Lydia Anson
P.O. Address: 718 McKinley Pkwy
Buffalo N.Y. 14220

STATE OF New York
COUNTY OF Chautauqua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of June, 2026, by Lolita A. Ramos, ☐ who is/are personally known to me or ☒ who has/have produced Drivers License as identification.


Signature of Notary Public
Clement Kwakye
Print, Type/Stamp Name of Notary

CLEMENT A. KWAKYE, Ph.D
NOTARY PUBLIC - STATE OF NEW YORK
No. 01KW6423200
Qualified in Erie County
My Commission Expires October 12, 2029