

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026083602 2 PG(S)**

6/18/2026 1:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509576



Doc Stamp-Deed: \$3,395.00

**Prepared by and Return to:
Jennifer Moore , an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285**

File No.: 266910-91

WARRANTY DEED

This indenture made on **June 18, 2026** by **Wayne Kroll, a single man**, whose address is: 14730 Ingraham Blvd, Port Charlotte, FL 33981 hereinafter called the "grantor", to **Steven H. Ray and Pamela D. Ray, husband and wife**, whose address is: 1127 144th St E, Tacoma, WA 98445, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lots 39 and 40, Block 786, TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 13, Page(s) 8, 8A through 8V, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **1135078639**

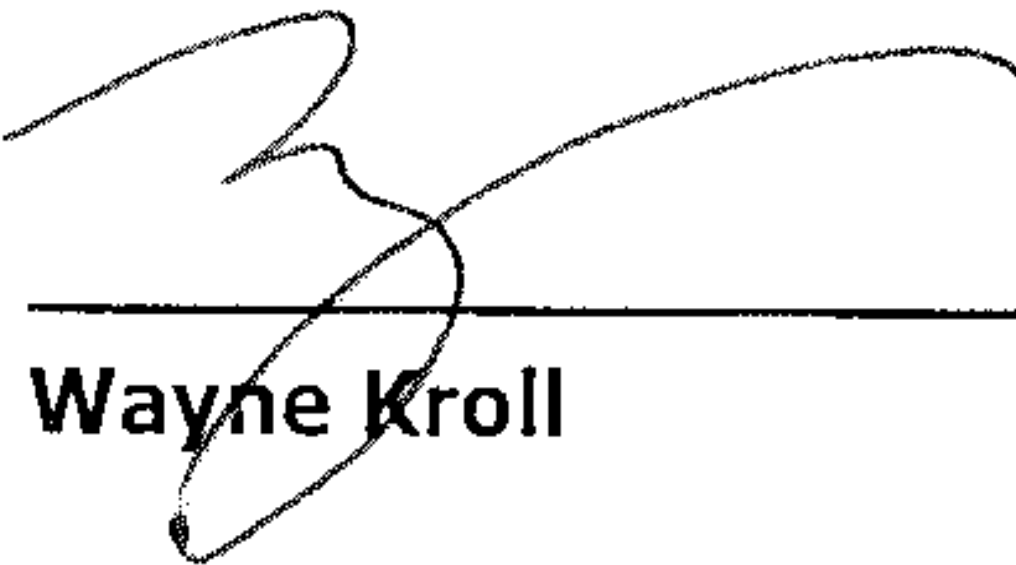
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


Wayne Kroll

Signed, sealed and delivered in our presence:

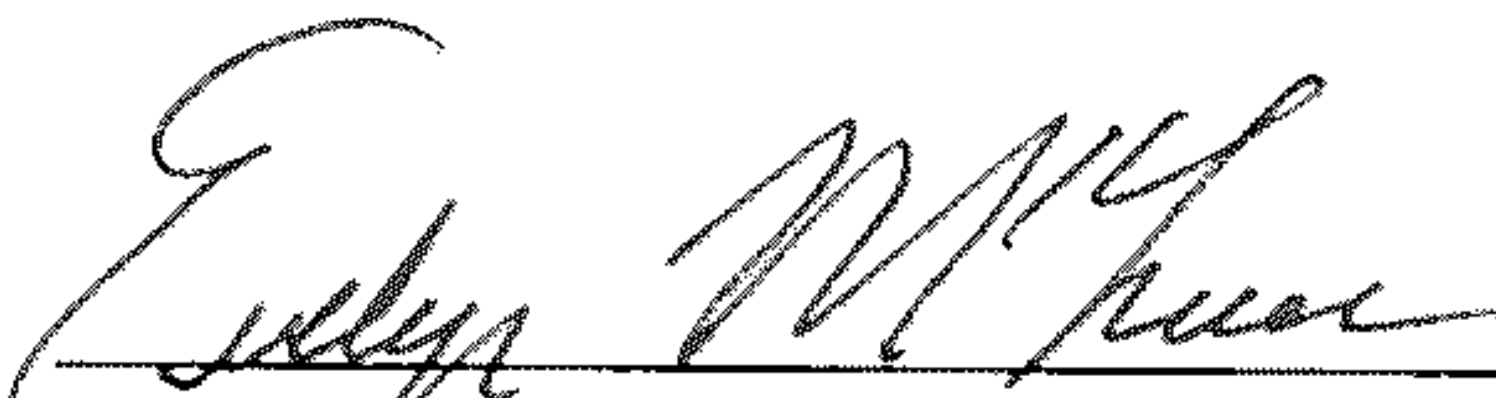

1st Witness Signature

Print Name: Lisa Guild

Address: First International Title, Inc.
2828 S. McCall Rd. #213
Englewood, FL 34224
941-400-3108

State of Florida

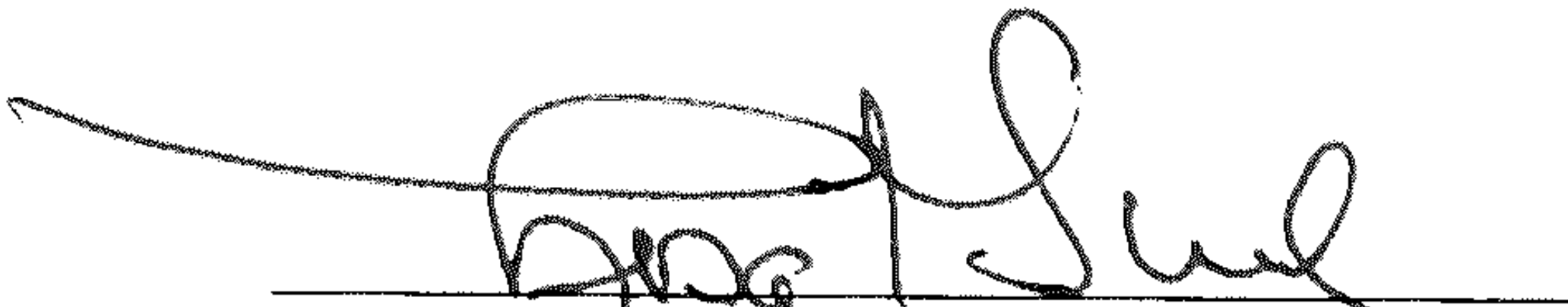
County of Charlotte


2nd Witness Signature

Print Name: Evelyn M. Lucas

Address: First International Title, Inc.
2828 S. McCall Rd. #213
Englewood, FL 34224
941-400-3108

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or () online
notarization on June 12 2026, by **Wayne Kroll**, who () is/are personally known to me or
who ☒ produced a valid Dr. Lic as identification.


Notary Public Signature
Printed Name:
My Commission Expires:

(NOTARY SEAL)

