

Prepared by/Return to:
Cemo Title Services, LLC
Mitzi Cemovich
1000 Tamiami Trail S.
Venice, FL 34285
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941-237-4977(fax)

Doc. Stamps – \$2,800.00
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RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512382

WARRANTY DEED

Doc Stamp-Deed: \$2,800.00

This Indenture, made on June 24, 2026 by **BRADLEY C. INNERS** and **COLLEEN M. INNERS**, husband and wife, whose post office address is: 1952 Greenlawn Drive, Englewood, Florida 34223, hereinafter called the GRANTOR, to **KENNETH P. GIBSON**, a single person, whose post office address is: 1826 Whispering Pines Circle, Englewood, Florida 34223, hereinafter called the GRANTEE:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that 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:

Lot 196, Overbrook Gardens, Section 2, as per plat thereof recorded in Plat Book 9, Page 53, of the Public Records of Sarasota County, Florida

The property is NOT the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida. **Together** with all 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. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

1st Witness Signature:

Printed Name:

Witness Address: 1000 S. Tamiami Tr., Venice FL 34285

2nd Witness Signature:

Printed Name:

Witness Address: 1000 S. Tamiami Tr., Venice FL 34285

BRADLEY C. INNERS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of June 2026, by BRADLEY C. INNERS who has produced Florida ID as identification.

[Notary Seal]



Stevan J. Mileusnic
Comm.: HH 368401
Expires: Mar. 2, 2027
Notary Public - State of Florida

Notary Public Signature

Warranty Deed

1st Witness Signature:

Printed Name:

Witness Address: 1000 S. Tamiami Tr., Venice FL 34285

2nd Witness Signature:

Printed Name:

Witness Address: 1000 S. Tamiami Tr., Venice FL 34285

Colleen M. Inners
COLLEEN M. INNERS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 24 day of June 2026, by COLLEEN M. INNERS who has produced FLORIDA DLS as identification.

[Notary Seal]

Notary Public Signature



Stevan J. Mileusnic
Comm.: HH 368401
Expires: Mar. 2, 2027
Notary Public - State of Florida