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INSTRUMENT # 2026086879 2 PG(S)

6/25/2026 12:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512385

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29438

Doc Stamp-Deed: \$4,129.30

Consideration: \$589,900.00

General Warranty Deed

Made this June 25th, 2026 By **James P. Dooley and Rosanne C. Dooley, husband and wife**, whose post office address is: 1219 Panther Point Road, Richfield, North Carolina 28137, hereinafter called the Grantor, to **Tiffany Lynn Wheelright and Richard Wheelright, III, wife and husband**, whose post office address is: 1218 Nimbus Drive, North Port, Florida 34287, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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:

Lots 23 and 24, Block 391, TENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 12, Pages 22, 22A through 22M, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0980039123**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

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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 31, 2025.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

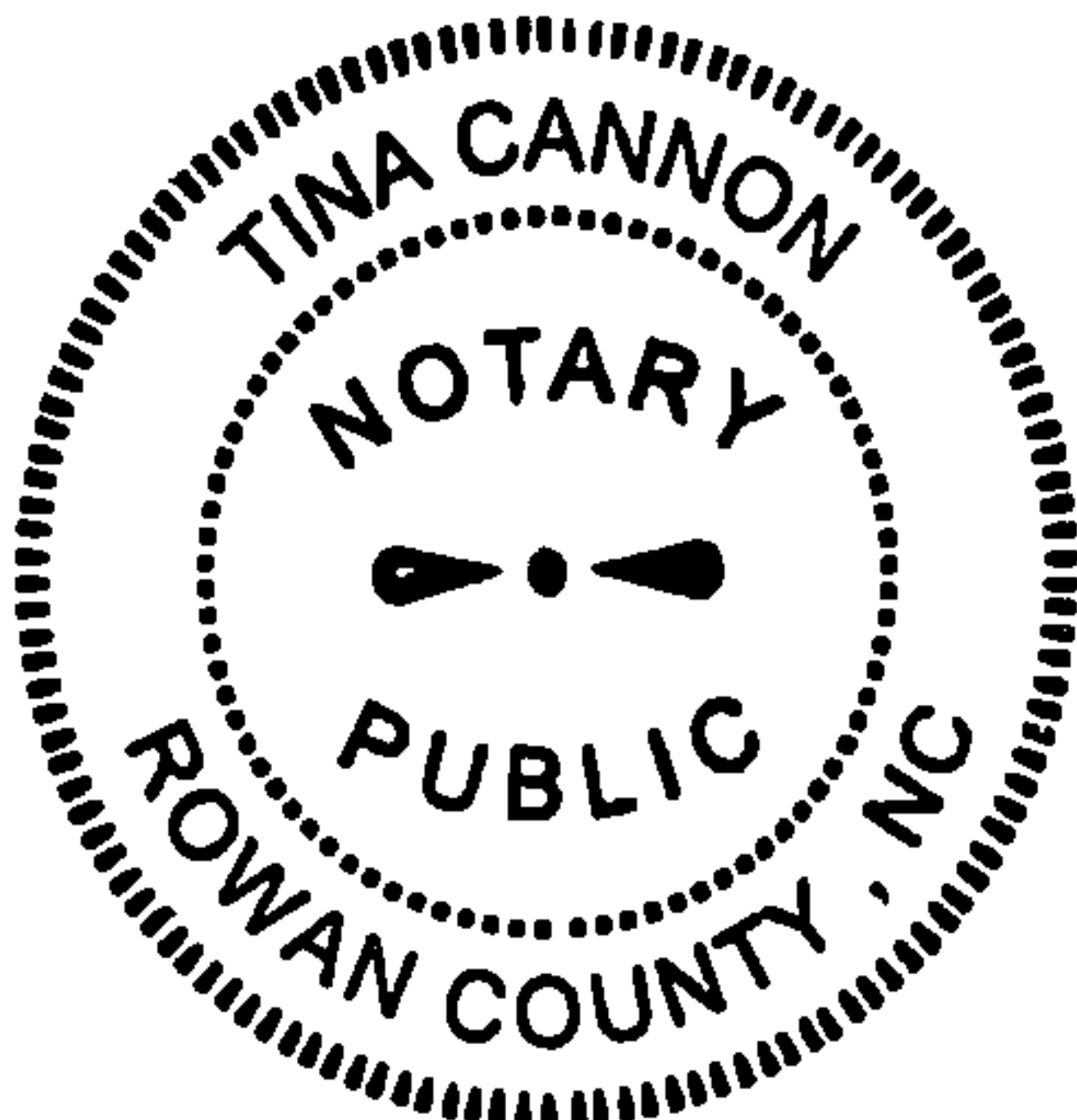
Witness Signature: 1 Meagan Myers James P. Dooley (Seal)
Witness # 1 Printed Name: Meagan Myers James P. Dooley
Post Office Address: 1 330 Tamarac Shores Dr
Salisbury NC 28146

Witness Signature: 2 Madison Allman Rosanne C. Dooley (Seal)
Witness # 2 Printed Name: Madison Allman Rosanne C. Dooley
Post Office Address: 2 330 Tamarac Shores Dr.
Salisbury NC 28146

State of North Carolina
County of Rowan

I am a Notary Public of the State of NC, and my commission expires on 8/29/26. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this June 19, 2026, by James P. Dooley and Rosanne C. Dooley, who is/are personally known to me or who produced FL Driver License as identification.

(SEAL)



T. Cannon
Notary Public
My Commission Expires: 8-29-26