

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026087974 2 PG(S)**

6/29/2026 10:04 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513181

Prepared by and return to:

Carmen Feliciano

Sunset Integrity Title, LLC

5237 Summerlin Commons Boulevard

Fort Myers, FL 33907

File No SUNS-2026-1206

Doc Stamp-Deed: \$49.00

Parcel Identification No 0954-12-6706

[Space Above This Line For Recording Data]

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

This indenture made the 25th day of June, 2026 between John A. Hussey, JR., a married man, whose post office address is 35 Mountain Road, Burlington, MA 01803, of the County of Middlesex, Massachusetts, Grantor, to Yslande Romelus and Tyson Garrette Smith, wife and husband, as joint tenants with right of survivorship, whose post office address is 6121 Northwest Kendra Lane, Port St. Lucie, FL 34983, of the County of St. Lucie, Florida, Grantee:

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 6, Block 1267 of 27th Addition To Port Charlotte Subdivision, according to the Plat thereof as recorded in Plat Book 15, Page 11, of the Public Records of Charlotte County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

John A. Hussey, JR.

John A. Hussey, JR.

PO Box 93304

Rochester, NY 14692

WITNESS 1 ADDRESS

PO Box 93304

Rochester, NY 14692

WITNESS 2 ADDRESS

Terrance Burroughs

WITNESS Terrance Burroughs
PRINT NAME:

LaQuanda M Burroughs

WITNESS LaQuanda M Burroughs
PRINT NAME:

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this
23rd day of June, 2026, by John A. Hussey, JR., ☐ who is/are personally known to me or ☒ who has/have produced
Drivers License as identification.

LaQuanda M Burroughs

Signature of Notary Public

LaQuanda M Burroughs

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

