

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026088394 2 PG(S)**

Prepared By and Return To:
Lina Holloway
LandSel Title Agency, Inc.
9371 Cypress Lake Drive, Unit 1
Fort Myers, FL 33919

6/29/2026 1:41 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3513514

Order No.: MC-16811

Doc Stamp-Deed: \$2,030.00

Property Appraiser's Parcel I.D. (folio) Number:
1119243002

WARRANTY DEED

THIS WARRANTY DEED dated this the 23rd day of June, 2026, by SARA BOECKE and NICHOLAS JASON, wife and husband, whose post office address is 283 Longhill Street, Springfield, MA 01108 (the "Grantor"), to THOMAS IAFELICE, a married man, whose post office address is 35 Tina Way, Barnegat, NJ 08005 (the "Grantee").

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz:

Lot 2, Block 2430, FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 21, Page 1, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, 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.

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: 12/31/2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Belkheir Oukassi

Witness Signature

Belkheir Oukassi

Printed Name of First Witness

4301 Urbana Dr #210 Orlando, FL 32837

Address of First Witness

Fatima L Motlie

Witness Signature

Fatima L Motlie

Printed Name of Second Witness

4616 SE 5th Pl Cape Coral, FL 33904

Address of Second Witness

Sara Boecke

SARA BOECKE

Nicholas Jason

NICHOLAS JASON

Grantor Address:

283 Longhill Street

Springfield, MA 01108

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was executed and acknowledged before me by means of _____ Physical Presence or X Online Notarization this 23rd day of June, 2026 by SARA BOECKE and NICHOLAS JASON, who is personally known to me or who has produced FL Driver Licenses (type of identification) as identification.

Fatima L Motlie

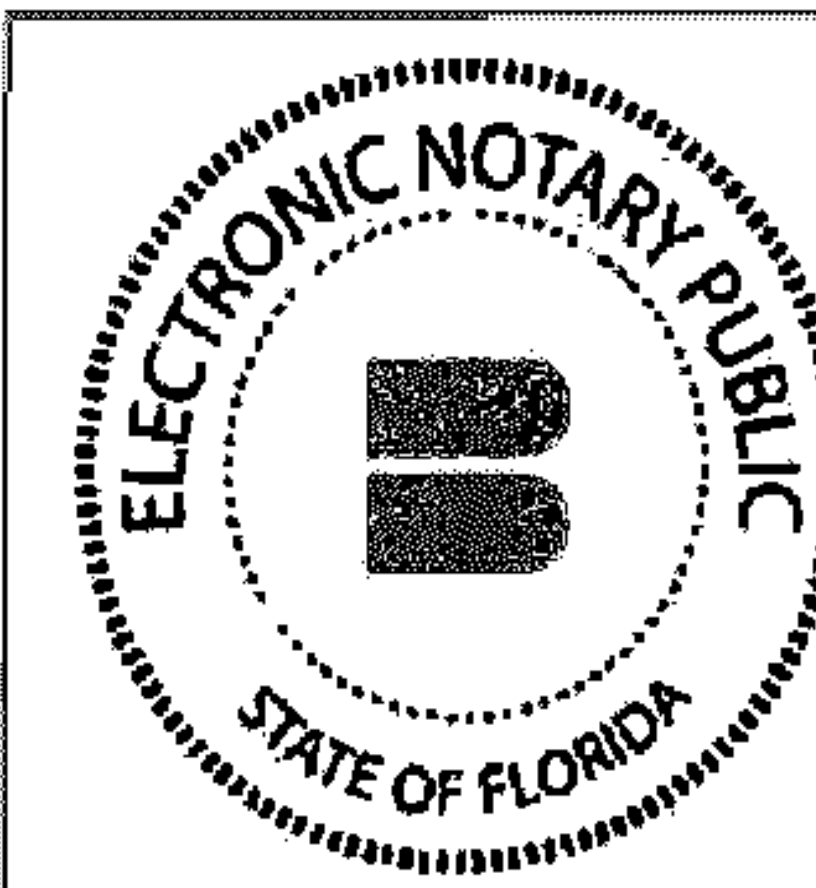
Notary Public

Printed Name: Fatima L Motlie

Commission # HH401449

My Commission Expires: 08/15/2027

Notarized online using audio-video communication technology



Fatima L Motlie
Electronic Notary Public
State of Florida
Commission #: HH401449
Commission Expires: 08/15/2027