

6/29/2026 2:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513551

Doc Stamp-Deed: \$133.00

Prepared by and Return to:
Jill Barberine
Suncoast One Title & Closings, Inc.
103 West Marion Avenue, Suite 111
Punta Gorda, FL 33950

File No.: PG-2026-3298
Parcel ID Number: 1144-07-3212

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **29th day of June, 2026** between **James Hettiger, a widower**, whose post office address is **10 Stratton Way, Northborough, MA 01532**, of the County of Worcester, Commonwealth of Massachusetts, Grantor, to **Randy Ryan Carroll and Amy Carroll, husband and wife**, whose post office address is **4240 Adelaide Avenue, North Port, FL 34288**, of the County of Sarasota, State of Florida, Grantees:

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

Lot 12, Block 732, Twelfth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 13, Page(s) 8, 8A through 8V, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants 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:

Jillian R. Snyder
WITNESS 1 SIGNATURE
PRINT NAME: Jillian R Snyder

James Hettiger
James Hettiger

WITNESS 1 ADDRESS:
865 Donald Lynch Blvd.
Marlborough, MA 01752

Mohamed Maza
WITNESS 2 SIGNATURE
PRINT NAME: Mohamed Maza

WITNESS 2 ADDRESS:
865 Donald Lynch Blvd
Marlborough MA 01752

STATE OF ~~FLORIDA~~ Massachusetts
COUNTY OF ~~CHARLOTTE~~ Worcester

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 25 day of June, 2026, by James Hettiger, (☐) who is/are personally known to me or (☒) who has/have produced MA Drivers License as identification.

Jillian R. Snyder
Signature of Notary Public

Jillian R. Snyder
Print, Type/Stamp Name of Notary

(NOTARY SEAL)

