

7/8/2026 12:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517113

Doc Stamp-Deed: \$209.30

Prepared by and return to:

Missy M. Clausen

ELT of Sarasota County

866 South Tamiami Trail

Unit 1

Port Charlotte, FL 33953

(941) 799-4800

File No PC-26-89

Parcel Identification No 0992-02-6403

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 8th day of July, 2026, between A Roy Carrasco, a married man, and Frances C. Fernandez, an unmarried woman, whose post office address is 7211 Timber Court, Tampa, FL 33625, and 4736 School Road, Land O' Lakes, FL 34638, Respectively, Grantors, to

Brian Woods, an unmarried man, and Jennifer Rena Daniels, an unmarried woman, as joint tenants with right of survivorship, whose post office address is 30134 Fedora Circle, Brooksville, FL 34602, of the County of Hernando, Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 3, Block 264, First Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof, recorded in Plat 11, Page 29, of the Public Records Sarasota County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 7211 Timber Court, Tampa, FL 33625 and 4736 School Road, Land O' Lakes, FL 34638, Respectively.

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

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

A. Roy Carrasco Anthony Roy Carrasco
A Roy Carrasco aka Anthony Roy Carrasco

Frances C. Fernandez
Frances C. Fernandez

WITNESS

PRINT NAME:

Susana V Gonzalez Ovies

WITNESS 1 ADDRESS

6604 Atis ST
New Port Richey FL 34653

WITNESS

PRINT NAME:

Nelson Rodriguez

WITNESS 2 ADDRESS

6604 Atis ST
New Port Richey FL 34653

STATE OF FLORIDA

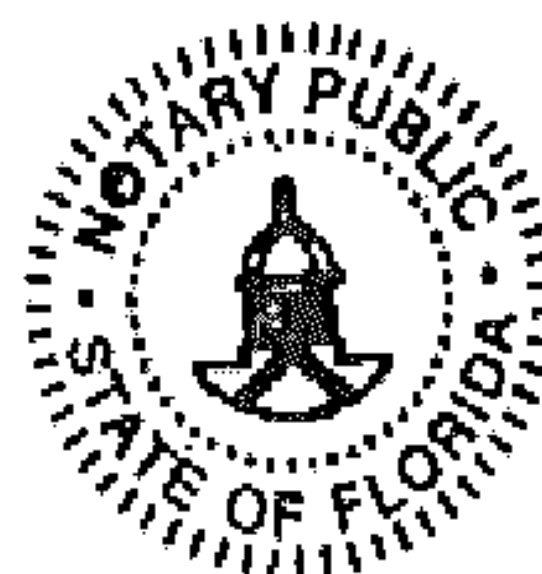
COUNTY OF

Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of July, 2026, by A Roy Carrasco and Frances C Fernandez, ☐ who is/are personally known to me or ☒ who has/have produced FL Drivers License as identification.

Signature of Notary Public

Susana V Gonzalez Ovies
Print, Type/Stamp Name of Notary



Susana V Gonzalez Ovies
Comm.: HH 754728
Expires: Mar. 16, 2030
Notary Public - State of Florida