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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517356

Doc Stamp-Deed: \$2,590.00

Prepared by and return to:

Patrick Rosenbaum
Premier Title of Florida
17827 Murdock Circle
Suite A
Port Charlotte, FL 33948

File No PTF-26-196

Parcel Identification No 1141177116

[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 **Johnny R. Gabriel, a single person**, whose post office address is 5848 Cleveland Road, Venice, FL 34293, of the County of Sarasota, Florida, Grantor, to **Teresa Smiley and Michael Smiley, Wife and Husband**, whose post office address is 3949 Derrick Street, North Port, FL 34288, of the County of Sarasota, 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 15 & 16, Block 1771, Thirty-Fourth Addition To Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page 18, of the Public Records of Sarasota 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 have hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Pat Rosenbaum
WITNESS
PRINT NAME: Patrick Rosenbaum

Jessica Rosenbaum
WITNESS
PRINT NAME: Jessica Rosenbaum

Johnny R. Gabriel
17827 Murdock Circle, Suite A
Port Charlotte, FL 33948
WITNESS 1 ADDRESS

17827 Murdock Circle, Suite A
Port Charlotte, FL 33948
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 26
day of June, 2026, by Johnny R. Gabriel, (☐) who is/are personally known to me or (☒) who has/have produced
drivers license as identification.

Pat Rosenbaum
Signature of Notary Public

Print, Type/Stamp Name of Notary

