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7/9/2026 4:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517899

Prepared by and return to:

Lisa K. Hillman

NORTH PORT TITLE, LLC

13801 Tamiami Trail Suite C

North Port, FL 34287

941-423-0360

260351

Doc Stamp-Deed: \$868.00

Page 1 of 2

_____|Space Above This Line For Recording Data|_____

Warranty Deed

This Warranty Deed made this 9 day of July 2026, between **Carmen Y. Torres, a single woman** whose post office address is **295 Anchors Way, North Port, Florida 34287**, grantor, and **Michael Francis Moran and Tamara Lea Moran, husband and wife** whose post office address is **303 Broadway Street, Henryville, Indiana 47126**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

Unit 295 of Harbor Isles Condominium, Section III under the Declaration of Condominium recorded in Official Records Book 1363 at Page 1210 and as amended and the surveys recorded in Condominium Book 14 at Page 2, Condominium Book 15 at Page 42 and Condominium Book 20 at Page 16 as amended in Condominium Book 21 at Page 19 of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0789013042

Mobile home on said premises identified as ID #FLFL2AF423308866 and #FLFL2BF423308866 and Title #50278493 and #50278494.

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 **December 31, 2025**.

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:



Witness



Witness Name Printed

13801 Tamiami Trl, Ste C, North Port, FL 34287

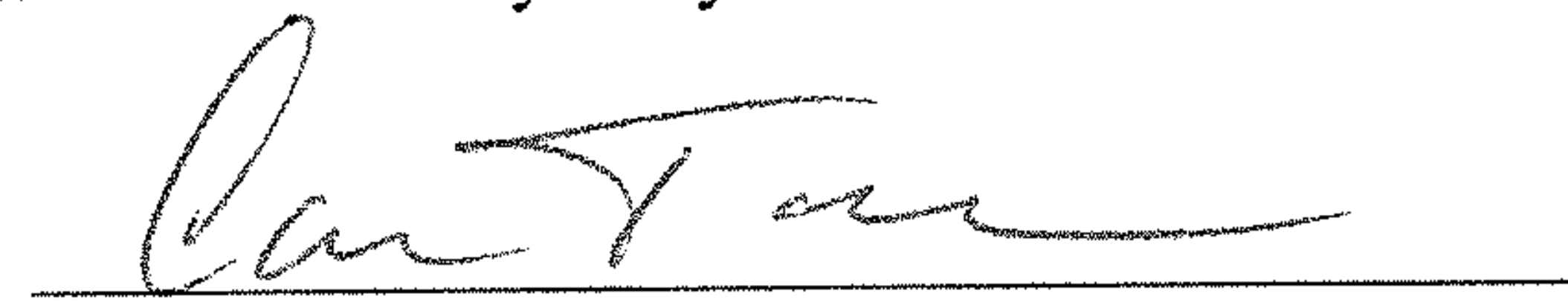


Witness



Witness Name Printed

13801 Tamiami Trl, Ste C, North Port, FL 34287



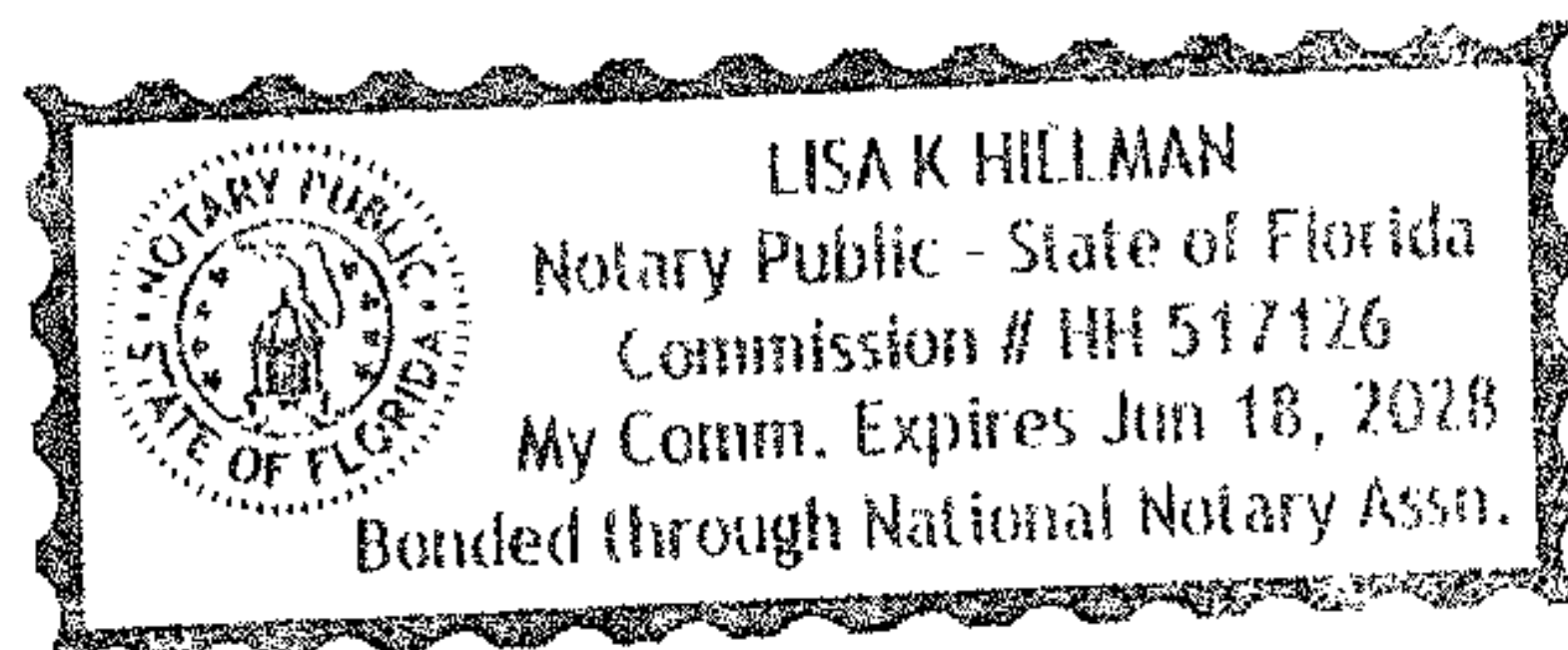
Carmen Y. Torres

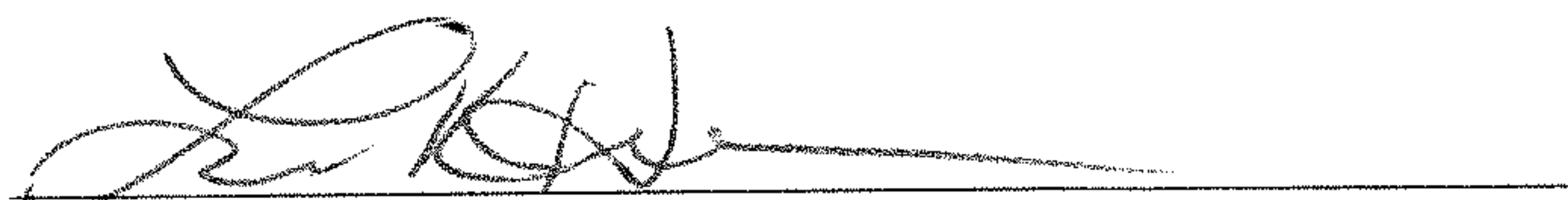
State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 9 of July, 2026 by Carmen Y. Torres, a single woman, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)





Notary Public

Printed Name: _____

My Commission Expires: _____