

Prepared by and return to:

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7/14/2026 2:54 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3519610

File No 216Chardin

Doc Stamp-Deed: \$1,655.50

Parcel Identification No 0161010028

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

This indenture made the **14th day of July, 2026** between **Cara R. Tomsic, a married woman**, whose post office address is **395 West Rossetti Drive, Nokomis, FL 34275**, of the County of **Sarasota, Florida**, Grantor, to **Kevin W. Smith, a single man**, whose post office address is **131 Glenwood Avenue, Osprey, FL 34229**, 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 5, BLOCK H, SORRENTO EAST, UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 20, 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.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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 has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

WITNESS

PRINT NAME: Devin Schobring

[Signature]

WITNESS

PRINT NAME: John Dooley

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of July, 2026, by Cara R. Tomsic, ☐ who is/are personally known to me or ☒ who has/have produced FLDL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

Cara R. Tomsic
Cara R. Tomsic

5011 Ocean Blvd, 305
Sarasota, FL 34242

WITNESS 1 ADDRESS

WITNESS 2 ADDRESS

5011 Ocean Blvd, 305
Sarasota, FL 34242

