

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097317 2 PG(S)**

Prepared by and return to:
Erika Maria Sheridan
Esquire Land Title, Inc
3729 Chiquita Boulevard South
Cape Coral, FL 33914

7/16/2026 4:57 PM

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

SIMPLIFILE

Receipt # 3520908

File No 26-07-1353

Doc Stamp-Deed: \$147.00

Parcel Identification No 0972169157

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **15th day of July, 2026** between **Compton Alves, a married man**, whose post office address is 6657 Olson Memorial Highway, Golden Valley, MN 55427, of the County of Hennepin, Minnesota, Grantor, to **Richard F. George and Janet S. George, husband and wife**, whose post office address is 4 Birch Ridge Avenue, Topsham, ME 04086, of the County of Sagadahoc, Maine, 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 38, Block 1691, Thirty-Sixth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 16, Page(s) 3, 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.

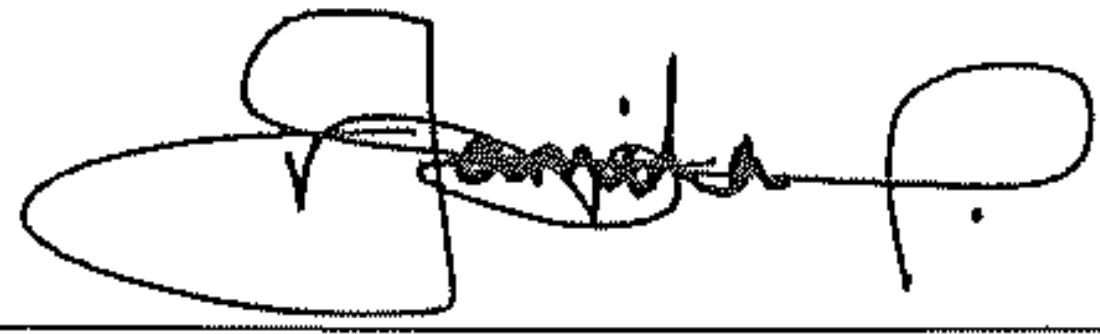
TO HAVE AND TO HOLD the same in fee simple forever.

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.

Grantor warrants that 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 continuous to or a part of homestead property

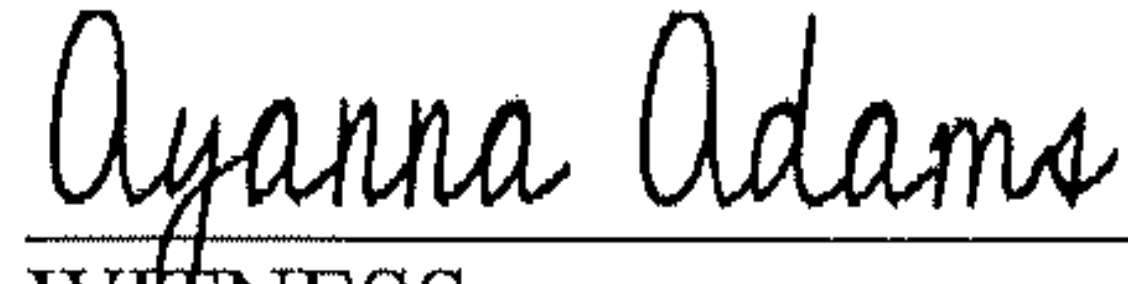
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



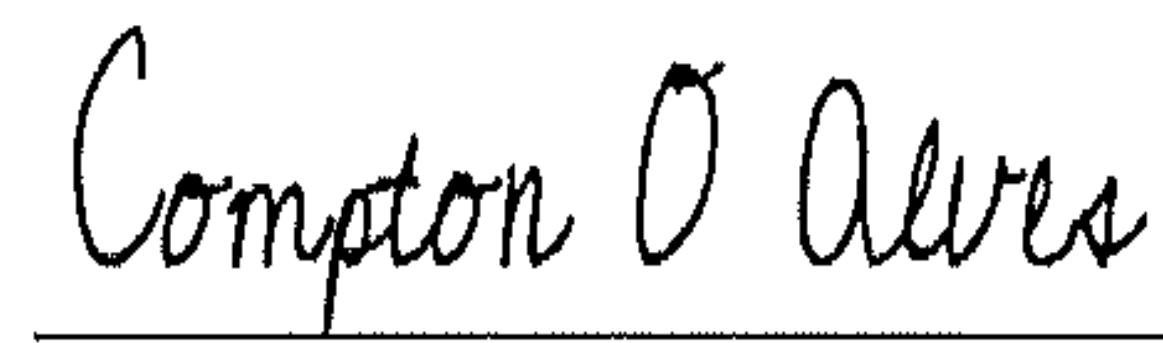
WITNESS

PRINT NAME: Jamila S. Grant



WITNESS

PRINT NAME: Ayanna Adams



Compton Alves

4955 Rain Shadow Drive

St. Cloud, FL 34772

WITNESS 1 ADDRESS

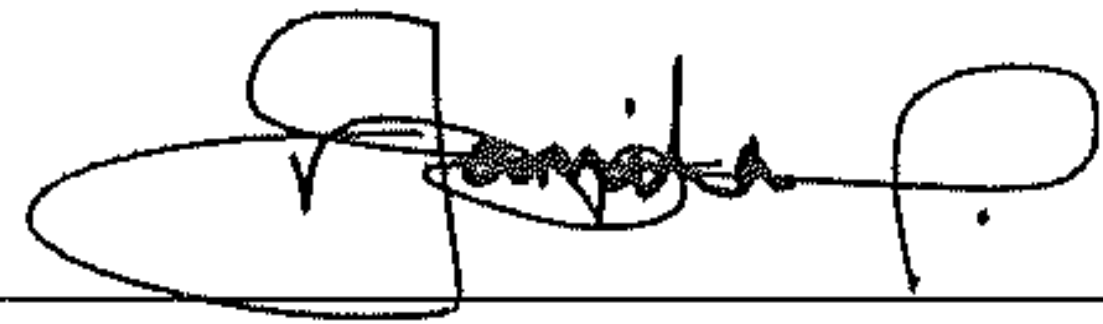
2293 Tay Wes Drive

St. Cloud, FL 34771

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 15th day of July, 2026, by Compton Alves, ☐ who is/are personally known to me or ☒ who has/have produced U.S PASSPORT as identification.



Signature of Notary Public

Jamila S. Grant

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

