

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097585 4 PG(S)**

7/17/2026 1:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521172

Doc Stamp-Deed: \$147.00

Prepared by and Return to:
Eddisse Turner
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

File No.: NP-2026-3137
Parcel ID Number: 097418260

WARRANTY DEED

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

This indenture made the 17th day of July, 2026 between Daniel Cea, a married man, Joseph Cea, a married man, and Linda Schnabel-Taylor, a single woman, whose post office address is 144 Sand Lane, Staten Island, NY 10305, of the County of Richmond, State of New York, Grantors, to Mathew Jenkins, an unmarried man, whose post office address is 111 bean creek road unit, 78, SCOTTS VALLEY, CA 95066, of the County of US, State of California, Grantee:

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 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 20, Block 1826, 37th Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 16, Page(s) 4, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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 Grantors hereby covenant with the Grantee 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:

Janet A Ray
WITNESS 1 SIGNATURE
Janet A Ray
PRINT NAME
30385 Den Dr.
ADDRESS
Milton, DE 19968

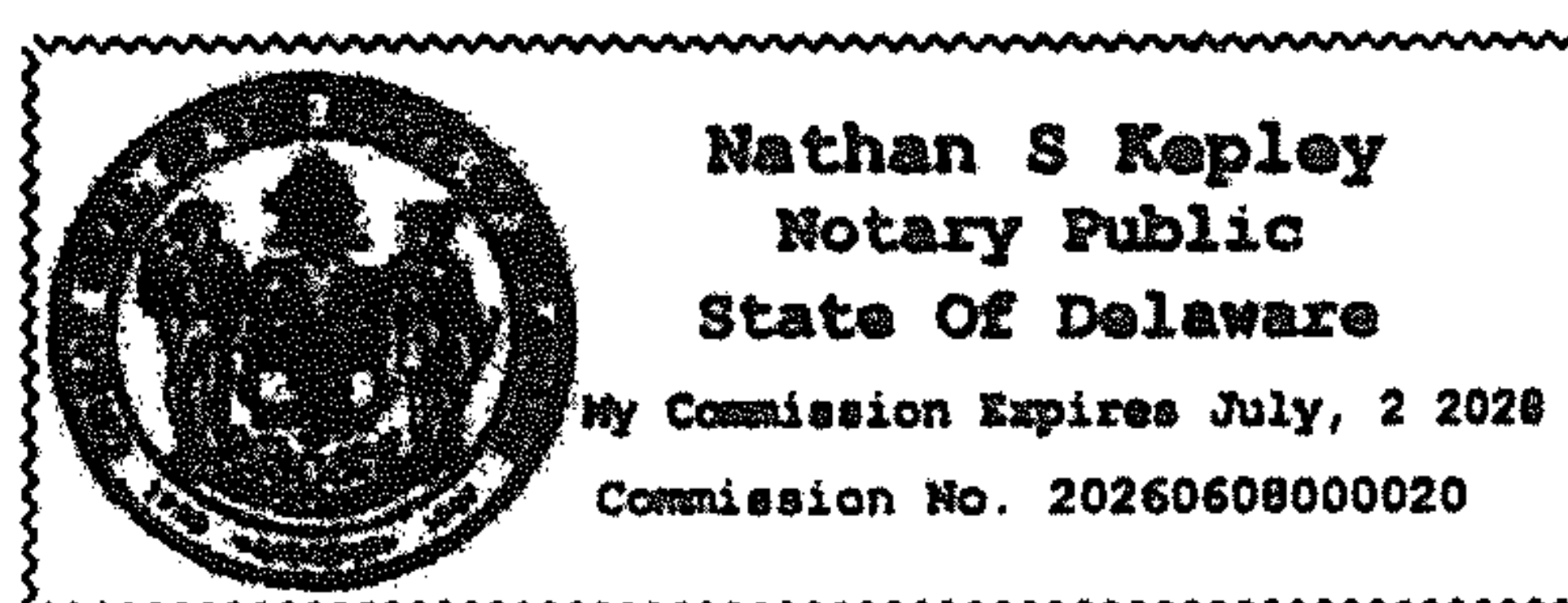
Daniel Cea
Daniel Cea

Allison Adams
WITNESS 2 SIGNATURE
Allison Adams
PRINT NAME
25086 Tannin Cir
ADDRESS
Milton, DE 19968

STATE OF Delaware
COUNTY OF Georgetown

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of July, 2026, by Daniel Cea, ☐ who is/are personally known to me or ☒ who has/have produced DE DL as identification.

Nathan S Kopley
Signature of Notary Public
Nathan S Kopley
Print, Type/Stamp Name of Notary



Signed, sealed and delivered in our presence:

Patrina L. Henkink
WITNESS 1 SIGNATURE
Patrina L. Henkink
PRINT NAME

ADDRESS 6615 W Boynton Beach Blvd
Boynton Beach, FL 33437

Joseph Cea
Joseph Cea

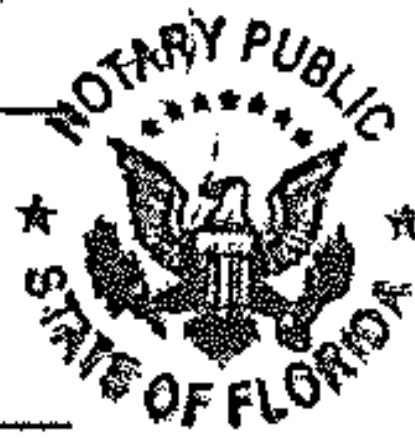
Matthew Van Vleet
WITNESS 2 SIGNATURE
Matthew Van Vleet
PRINT NAME

ADDRESS 6615 W Boynton Beach Blvd
Boynton Beach, FL 33437

STATE OF Florida
COUNTY psig Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 10th day of July, 2026, by Joseph James Cea, ☐ who is/are personally known to me or ☒
who has/have produced FL DL as identification.

Stevens Milord
Signature of Notary Public



Print, Type/Stamp Name of Notary

STEVENS MILORD
Commission # HH 702823
Expires September 9, 2029

Signed, sealed and delivered in our presence:

[Signature]
WITNESS 1 SIGNATURE
Anne Alejandra
PRINT NAME
1540 Hylan Blvd
ADDRESS
St New York 10305

[Signature]
Linda Schnabel-Taylor
7/10/26

[Signature]
WITNESS 2 SIGNATURE
ANNE ALEJANDRIA
PRINT NAME
1540 Hylan Blvd
ADDRESS
St NY 10305

STATE OF New York
COUNTY OF Richmond

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of July, 2026, by Linda Schnabel-Taylor, ☐ who is/are personally known to me or ☒ who has/have produced New York driver license as identification.

[Signature]
Signature of Notary Public

Anne Alejandra
Print, Type/Stamp Name of Notary

