

7/22/2026 1:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522989

Prepared by; Record and Return To:
Taryn Ivy
Cape Coral Title
1307 Cape Coral Pkwy E.
Cape Coral, Florida 33904
File Number: C26-06056

Doc Stamp-Deed: \$2,051.00

General Warranty Deed

Made this 22 day of July, 2026, A.D. By **THOMAS J. BARRESE and KAREN L. BARRESE, Husband and Wife**, whose address is: **324 RICEVILLE RD, McHenry, Mississippi 39561**, hereinafter called the grantor, to **ROBERT A. RODRIGUEZ, a single person and BRANDEN J. SMITH, a single person, as Joint Tenants with Full Rights of Survivorship**, whose address is: **2654 Inland Ave, North Port, Florida 34288**, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 21, Block 1613, THIRTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 16, 16A through 16L, of the Public Records of Sarasota County, Florida.

Subject TO covenants, restrictions, and easements of record, if any.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 1120161321,

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 for the calendar year **2026**.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
TWO Separate Witnesses Required

✓ [Signature]
Witness
✓ Printed Name: STACY L. BUCK
✓ 51 Tipi Tr. Lumberton MS
Address of Witness 1 39455

✓ [Signature] (L.S.)
THOMAS J. BARRESE

✓ Colleen Ecklar
Witness 2
✓ Printed Name: Colleen Ecklar
✓ 1234 Magnolia Dr. Wiggins MS
Address of Witness 2 39517

✓ [Signature] (L.S.)
KAREN L. BARRESE

State of ✓ MS
County of ✓ Stone

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ✓ 16 day of ✓ July, 2026 by THOMAS J. BARRESE and KAREN L. BARRESE, Husband and Wife, who is/are personally known to me or who has produced ✓ MS DL as identification.

(Affix Stamp/Seal) ✓



✓ Colleen Ecklar
Notary Public Signature
Notary Printed Name: ✓ Colleen Ecklar
My Commission Expires: ✓ 8-22-26