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INSTRUMENT # 2026108083 3 PG(S)

8/7/2026 3:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3530125

Prepared by and return to:

Janelle Smith

NORTH PORT TITLE, LLC

13801 Tamiami Trail Suite C

North Port, FL 34287

941-423-0360

260357

Doc Stamp-Deed: \$1,505.00

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Space Above This Line For Recording Data

Warranty Deed

This Warranty Deed made this 7 day of ^{August} ~~July~~ 2026, between Douglas R. Baker, a married man and David L. Baker, a married man whose post office address is 1720 Sandpiper Street, Merritt Island, Florida 32952, grantor, and Cynthia Lacefield Foley and Nicola Sara Foley, a married couple whose post office address is 6721 Marius Road, North Port, Florida 34287, 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:

LOT 17, BLOCK 495, THIRTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE(S) 12, 12A THROUGH 12F, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 0998049517

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.

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:

Maria Merced

Witness -

Maria Merced

Witness Name Printed

100 S. Sykes Creek Pkwy

Merritt Island FL 32952

Witness Address

Melanie Richardson

Witness

Melanie Richardson

Witness Name Printed

100 S. Sykes Creek Pkwy

Merritt Island FL 32952

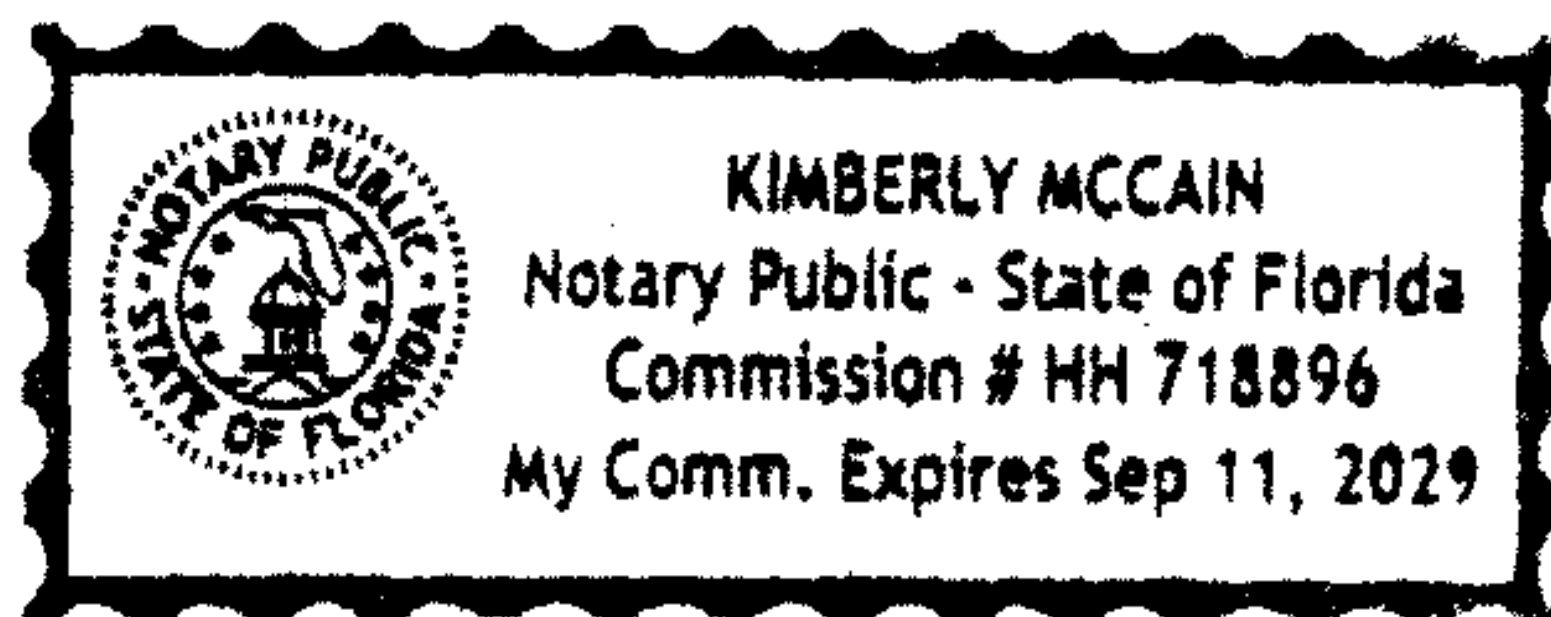
Witness Address

State of Florida

County of Brevard

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 16th of July, 2026 by Douglas R. Baker, a married man, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)



Douglas R. Baker
Douglas R. Baker

Kimberly McCain
Notary Public
Printed Name: Kimberly McCain
My Commission Expires: 9-11-2029

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:

Lois Doherty
Witness
Lois Doherty

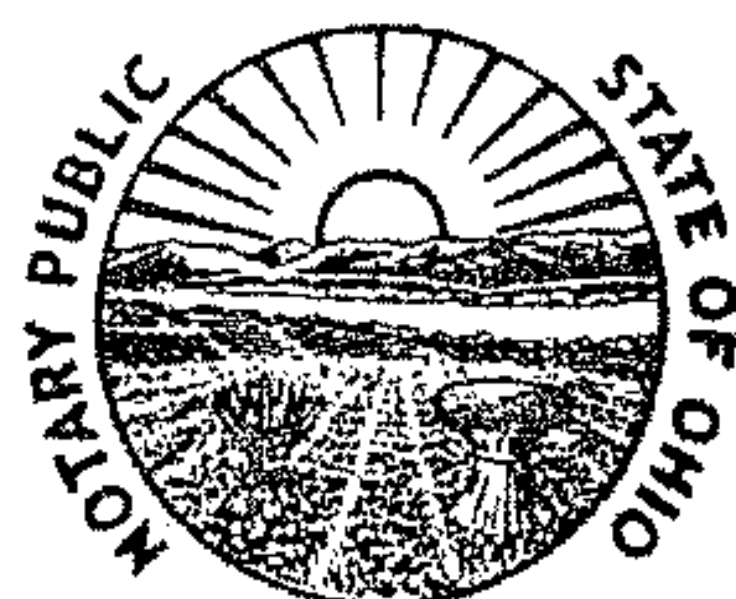
Witness Name Printed
124 Paine St.
Delaware, OH 43015
Witness Address

Olivia Wolford
Witness
Olivia Wolford
Witness Name Printed
1940 St Rt 37 West
Delaware, OH 43015
Witness Address

State of Ohio
County of Delaware

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this
15 of July, 2026 by David L. Baker, a married man, who ☐ is personally known or ☒ has produced a driver's license
as identification.

(Notary Seal)



LOIS DOHERTY
Notary Public
State of Ohio
My Comm. Expires
May 17, 2028

David L. Baker
David L. Baker

Lois Doherty
Notary Public
Printed Name: Lois Doherty
My Commission Expires: 05-17-2028