

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026109938 2 PG(S)**

8/12/2026 2:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531780

Prepared by and Return To:

Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-161663

Doc Stamp-Deed: \$1,680.00

APN/Parcel ID(s): 0401101037

WARRANTY DEED

THIS WARRANTY DEED dated August 10, 2026, by James W. Cole and Beverly Cole McGuire, husband and wife, hereinafter called the grantor, to Jeffrey W. Mathews, whose post office address is 102 Park Place Dr, Mc Kees Rocks, PA 15136, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Unit 325 of Lakes of Capri Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1631, Page(s) 261, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

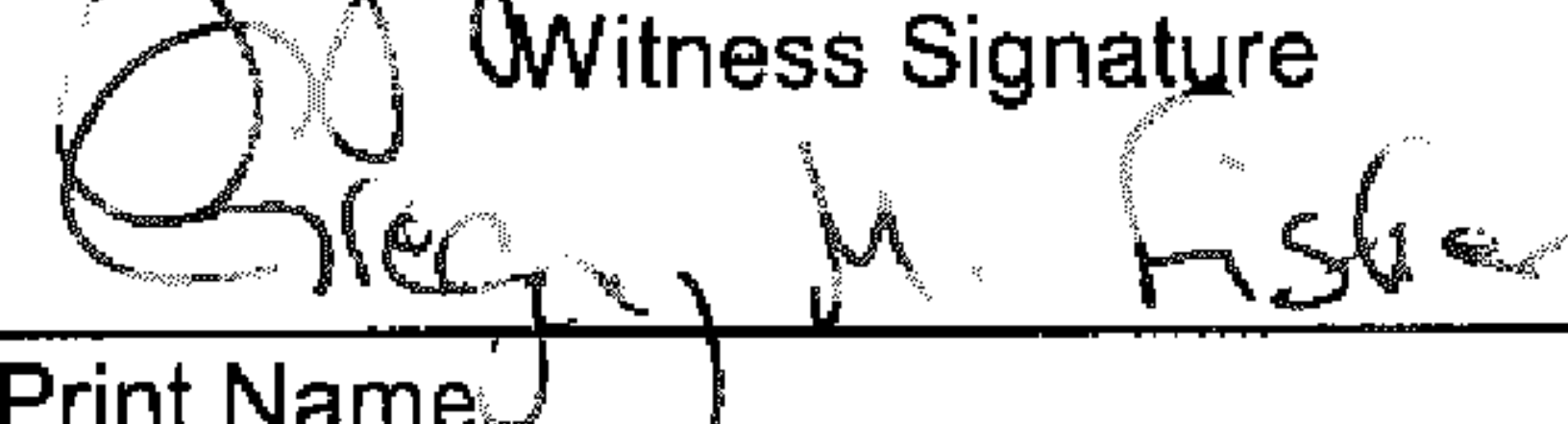
WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

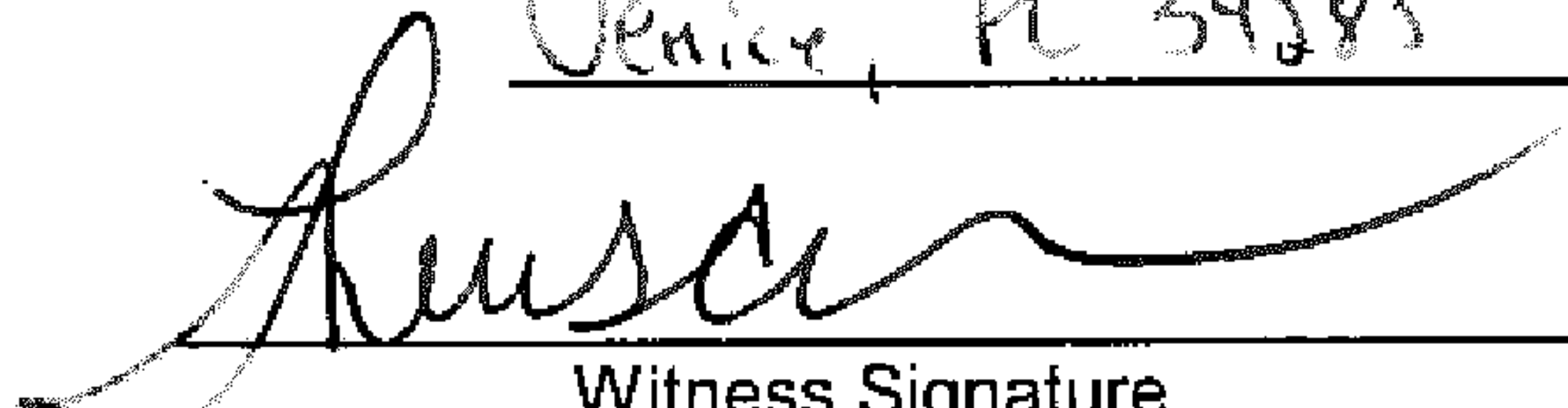
Signed, Sealed and Delivered in the presence of:



Witness Signature


Print Name

Address: 189 Center Rd.
Venice, FL 34285

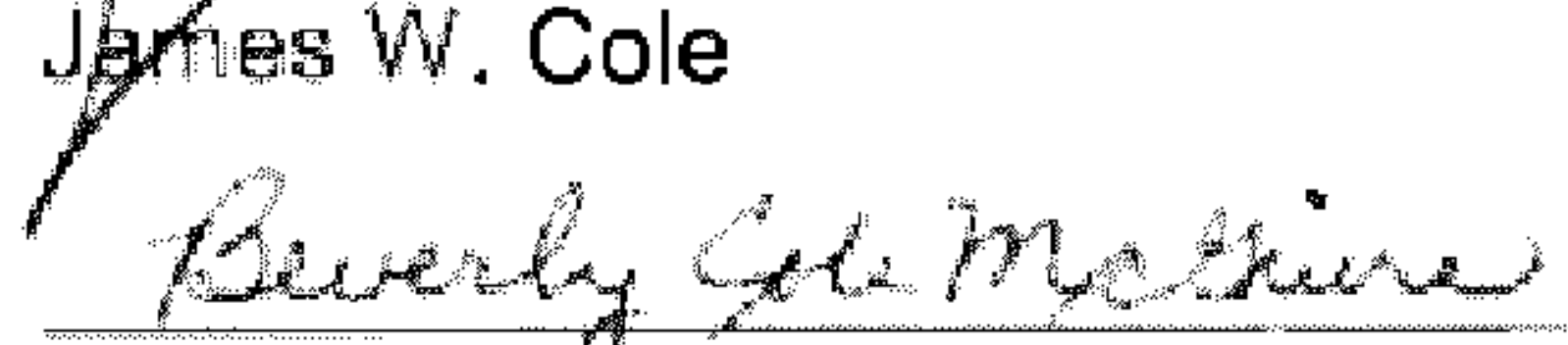


Witness Signature


Print Name

Address: 189 Center Rd.
Venice, FL 34285



James W. Cole


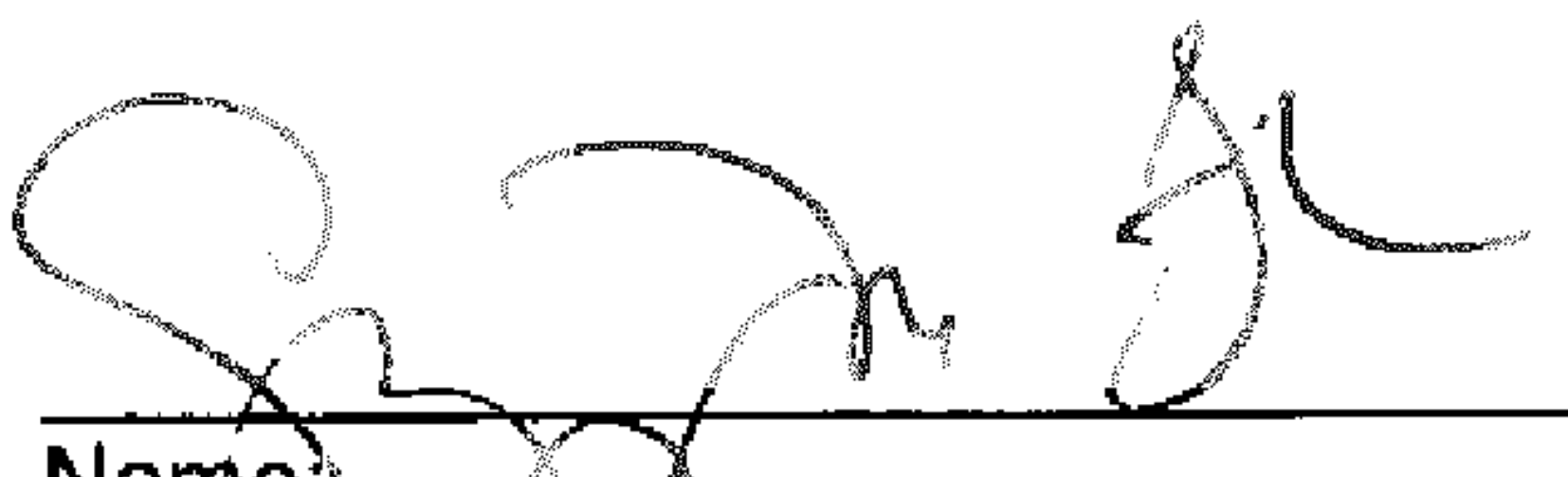
Beverly Cole McGuire

Address: 424 Stewart Ct
Plymouth Meeting, PA 19462

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of August, 2026, by James W. Cole and Beverly Cole McGuire, to me known to be the person(s) described in or who has produced DRIVER LICENSE as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.



Name: _____
Notary Public in and for the State of Florida
My Commission Expires: _____

