

Prepared by and return to:
Brittany Pugh
Rocket Close, LLC
600 North Westshore Boulevard
701
Tampa, FL 33609
(813) 279-6509
File No FL-113449

8/13/2026 3:39 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3532435

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Parcel Identification No 0964-08-3914

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 13th day of August, 2026 between **Caroline Marie Procik, Individually and as Successor Trustee of Ann L Kreinar Revocable Trust dated July 26, 2022**, whose post office address is **705 Anderson Street, Castle Rock, CO 80104**, of the County of Douglas, State of Colorado, Grantor, to **Jo-Ann Spearin, a married woman**, whose post office address is **2382 Alhaven Terrace, North Port, FL 34286**, of the County of Sarasota, State of Florida, 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 14, Block 839, NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, Page(s) 7, 7A to 7P 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.

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

Signed, sealed and delivered in our presence:

Ann L Kreinar Revocable Trust dated July 26, 2022

By: Caroline Marie Procik
Caroline Marie Procik, Individually and as Successor Trustee

WITNESS

PRINT NAME: Kyle Resch

WITNESS

PRINT NAME: Leslie Cohen

719 Hagen Ave 3
St Paul MN 55104
WITNESS 1 ADDRESS

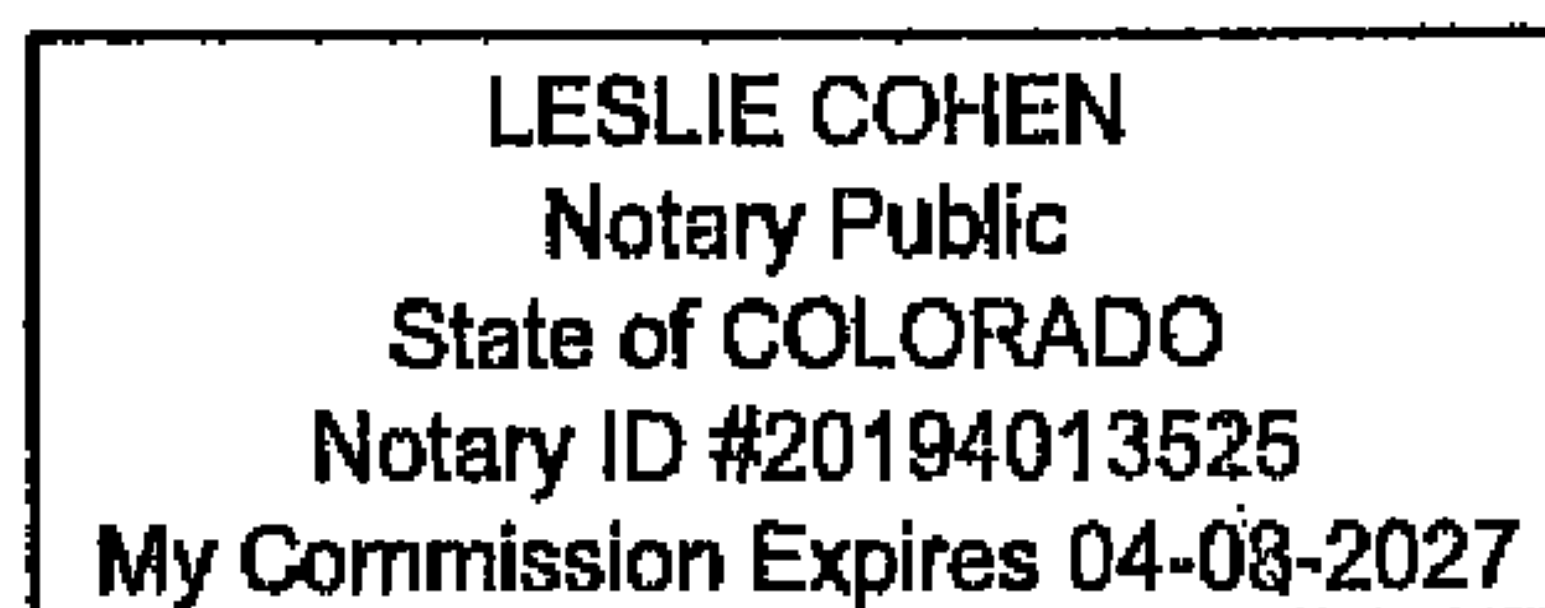
19759 Kerstow Ct.
Monument, CO 80132
WITNESS 2 ADDRESS

STATE OF Colorado

COUNTY OF Douglas

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this 11TH day of AUGUST, 2026, by Caroline Marie Procik, Individually and as Successor Trustee of the Ann L Kreinar Revocable Trust dated July 26, 2022 () who is/are personally known to me or (X) who has/have produced Drivers License as identification.

(Seal)



Leslie Cohen
Signature of Notary Public
Leslie Cohen
Print, Type or Stamp Name of Notary

Personally Known: ☐
OR Produced Identification: ☒
Type of Identification Produced: Drivers License