

8/13/2026 3:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532438

Prepared by and return to:

Janelle Smith

North Port Title, LLC

13801 Tamiami Trail, Suite A

North Port, Florida 34287

941-423-0360

260379

Doc Stamp-Deed: \$1,820.00

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Warranty Deed

This Warranty Deed made this 13 day of August 2026, between **Stephen Brown and Kristie Brown, husband and wife** whose post office address is **126 Spur Drive, Rotonda West, Florida 33947**, grantor, and **Mihail Dobre, a single man** whose post office address is **4127 Snowdrop Street, North Port, Florida 34288**, 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 1087, TWENTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 14, Page 13, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1146108717

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:

Janelle Smith
Witness
Janelle Smith
Witness Name Printed
13801 Tamiami Trl, Ste C, North Port, FL 34287

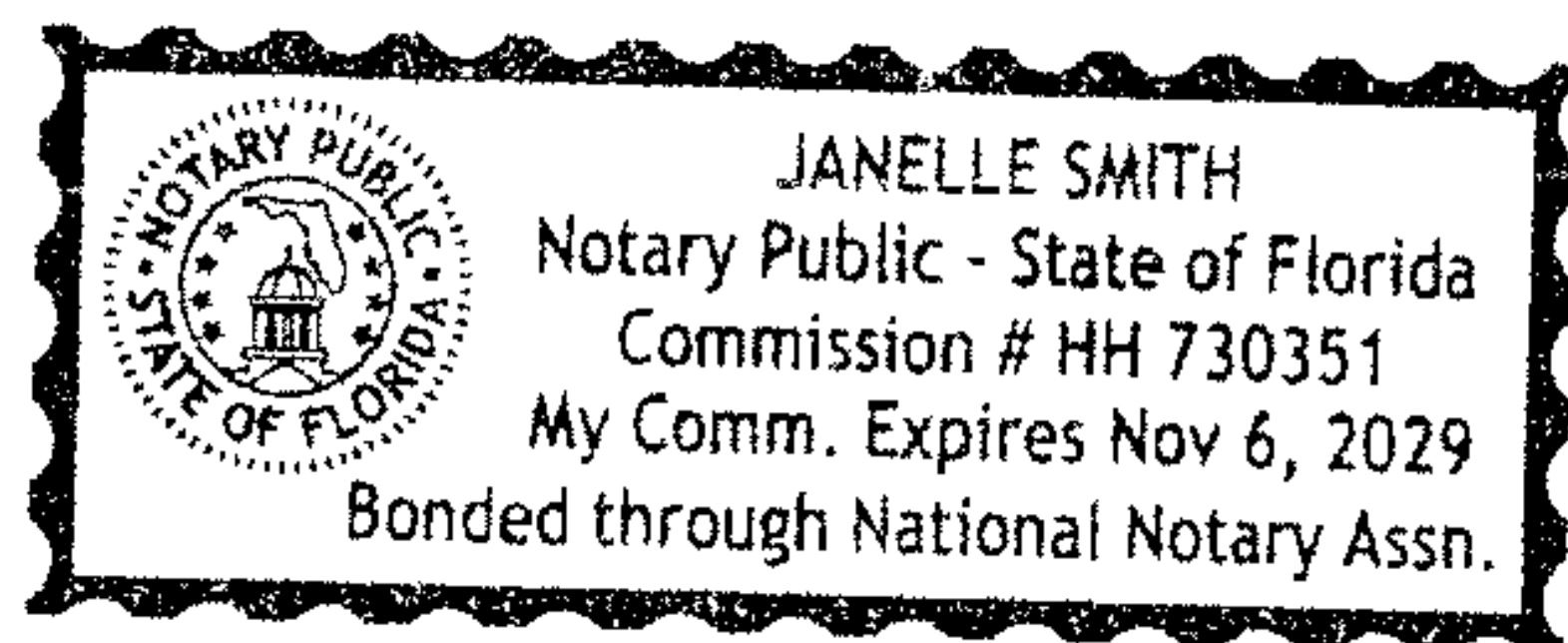
Stephen Brown
Stephen Brown
Kristie Brown
Kristie Brown

Lisa Hillman
Witness
Lisa Hillman
Witness Name Printed
13801 Tamiami Trl, Ste C, North Port, FL 34287

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 11 of August, 2026 by Stephen Brown and Kristie Brown, husband and wife, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)



Janelle Smith
Notary Public
Printed Name: _____
My Commission Expires: _____