

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026111401 2 PG(S)**

8/14/2026 4:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533077

Prepared by and After
Recording Return to:
Maurice Azerad, PLLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

Doc Stamp-Deed: \$3,990.00

File No.: 2026-07-4763

Parcel ID Number: 0260160027
(For Informational Purposes Only)

WARRANTY DEED

This WARRANTY DEED, made August 14, 2026, by **Eduardo M. Carro, an unmarried man**, whose address is 217 Pass Key Rd., Siesta Key, FL 34242 (the "Grantor"), to

Harold L. Vore, Jr., an unmarried man, for a life estate, for the term of Grantee's natural life/lives, without any liability for waste, with full beneficial interest for homestead exemption, with lifetime possession, use, and enjoyment of the rents and profits of the property described herein, and with full power and authority in said life tenant to sell, convey, mortgage, lease, pledge, lien or otherwise manage, control and dispose of the property, in whole or in part, or grant any interest therein described herein, by gift, sale, or otherwise (including a deed to said life tenant(s), or said life tenant(s) and others, to effectively cancel this deed), in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the last of the surviving said life tenant, the remainder, if any (if the property described herein has not been previously disposed of prior to the death of the last of the surviving said life tenant), **Kayla DeAnne Allen, Kelsey Nicole Foertsch, and Austin Jacob Vore**, as joint tenants with right of survivorship, whose address is 4954 Candlebush Cir., Sarasota, FL 34241 (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, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of FIVE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS (\$570,000.00) and other valuable consideration, 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, to-wit:

LOT 29 OF BENT TREE VILLAGE, UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGES 36, 36A THROUGH 36E, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

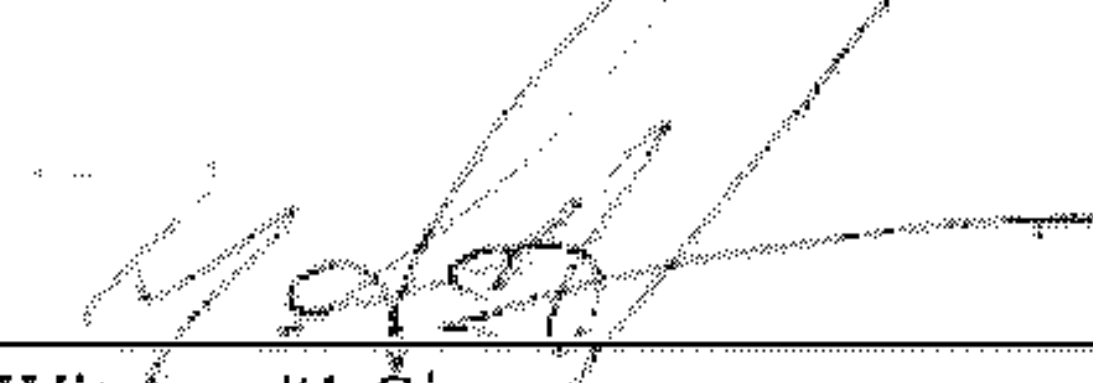
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

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

Signed, sealed and delivered in our presence:



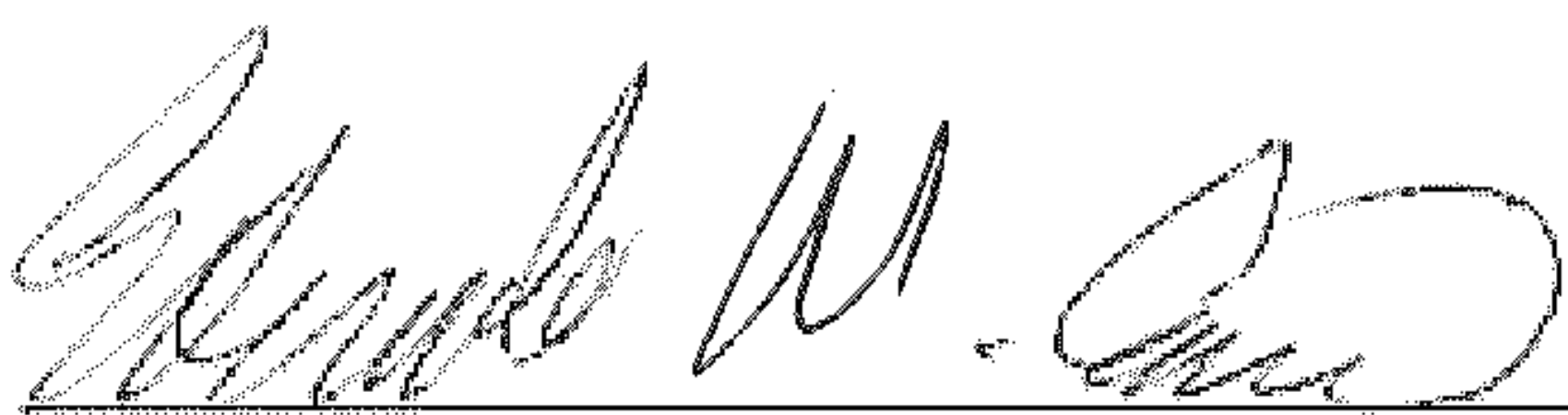
Witness #1 Signature

Witness #1 Printed Name M. Scott Sperry
Witness #1 Address 7401 Richardson Rd
Sarasota, FL 34240



Witness #2 Signature

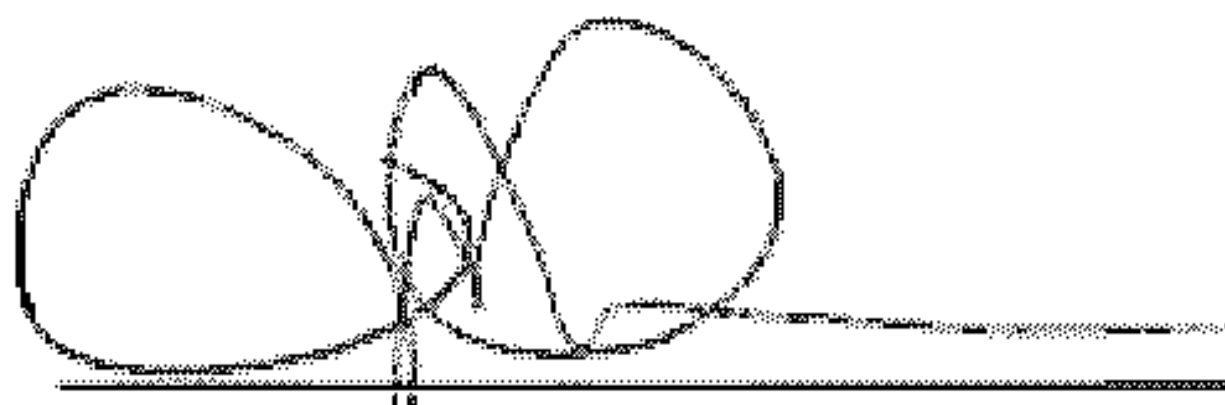
Witness #2 Printed Name Jessica Dullum
Witness #2 Address 5218 Paylor Lane
Sarasota, FL 34240



Eduardo M. Carro

State of FL
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 14 day of August, 2026, by Eduardo M. Carro, who is/are ☐ personally known to me or who has/have ☒ produced FL DL as identification.



Notary Public
Print Name: _____
My Commission Expires: _____

