

8/18/2026 12:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3533989

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20261165

Parcel ID: **0970063204 and 0970063205**

Florida Documentary Stamps in the amount of **\$297.50** have been paid hereon.

Doc Stamp-Deed: **\$297.50**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **18th day of August, 2026** by
Carolyn R. Moreland, Individually and as Trustee of the Carolyn R. Moreland Living Trust of 2000 u/a dated January 11, 2001,

whose post office address is 8926 N IL RT 2, Byron, IL 61010,

herein called the Grantor, to

Devin J. Martin and Alexis M. Martin, Husband and Wife,

whose post office address is 593 Travis Way, Harrisburg, PA 17110,

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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of FORTY TWO THOUSAND FIVE HUNDRED AND 00/100 (**\$42,500.00**) and other valuable considerations, 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, State of Florida, viz.:

Lots 4 and 5, Block 632, 14th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 13, Page 13, of the Public Records of Sarasota County, Florida.

Grantor herein covenants that this property is not the homestead of the Grantor nor contiguous to their homestead. The Grantor herein certifies that the property is vacant land and unimproved.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Sharon Annette Bennett
Signature

Sharon Annette Bennett
Printed Name

200 N. Walnut St
Byron, IL 61010
Full Address

Carolyn R. Moreland Living Trust of 2000 u/a
dated January 11, 2001

By: Carolyn R. Moreland
Carolyn R. Moreland, Individually and as
Trustee

Witness #2:

Alexis Brooks-Larsen
Signature

Alexis Brooks-Larsen
Printed Name

200 N Walnut St, Byron, IL 61010
Full Address

STATE OF Illinois
COUNTY OF Greene

The foregoing instrument was acknowledged before me by means of (X) physical presence
or () online notarization, this 17th day of August, 2026, by Carolyn R. Moreland,
() who is personally known to me or (X) who has produced
Drivers License as identification.

Alexis Brooks-Larsen
Signature of Notary Public

Alexis Brooks-Larsen
Print, Type/Stamp Name of Notary

