

PREPARED BY:/RETURN TO:
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Telephone (941) 426-1193
Recording Fee \$ 10.00
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026112655 1 PG(S)
8/18/2026 3:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3534182

Doc Stamp-Deed: \$0.70

WARRANTY DEED

THIS INDENTURE, made this 18th day of August 2026, between **Joseph Michael Roe and Sara Kelly Roe**, husband and wife, Grantors, whose post office address is 7359 State Route 69 S, Centertown, KY 42328, and **Sara Kelly Roe**, a single woman, Grantee, whose post office address is **5373 Sylvania Avenue, North Port, FL 34291**.

WITNESSETH, that said Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantors 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 31, Block 587, of Eighteenth Addition to Port Charlotte Subdivision, according to the Map or Plat thereof recorded in Plat Book 14, Pages 6, 6A through 6V, inclusive, of the Public Records of Sarasota County, Florida

Parcel Identification Number: 0967058731

SUBJECT TO restrictions, reservations, limitations, conditions, and easements of record, and subject to taxes for the year 2026 and all subsequent years.

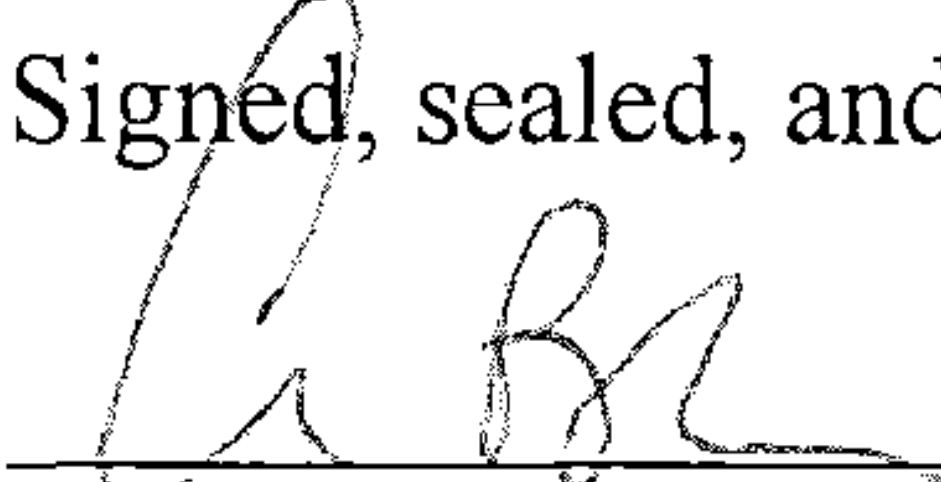
Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

THIS INSTRUMENT has been prepared without benefit of title examination or opinion at the request of the parties hereto.

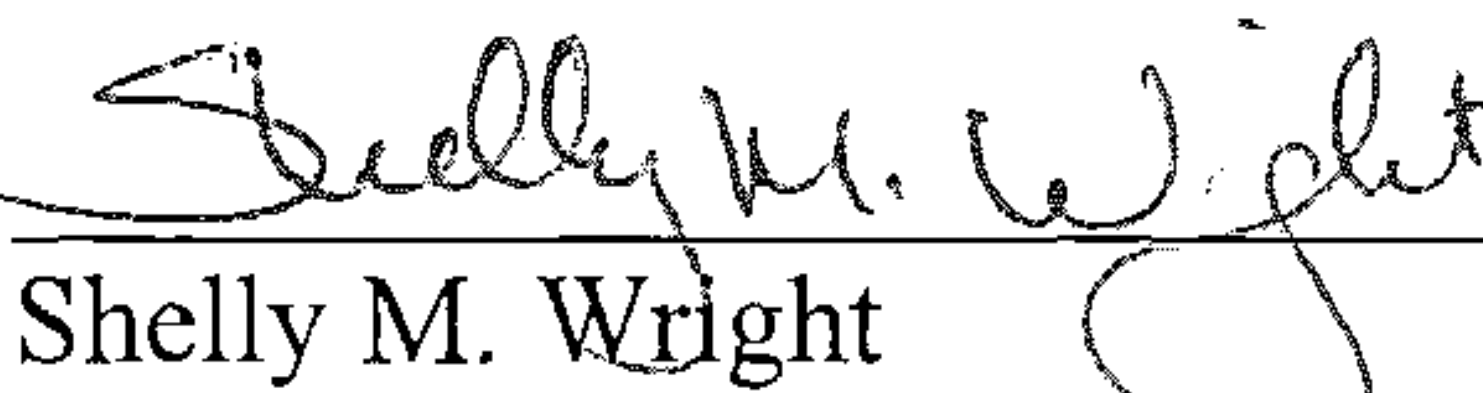
Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:



Aaron J. Backo
13801 Tamiami Trail, Suite D
North Port, FL 34287



Shelly M. Wright
13801 Tamiami Trail, Suite D
North Port, FL 34287

Sign 

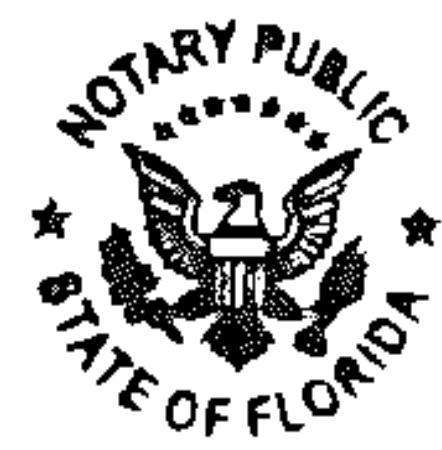
Joseph Michael Roe
7359 State Route 69 S
Centertown, KY 42328

Sign 

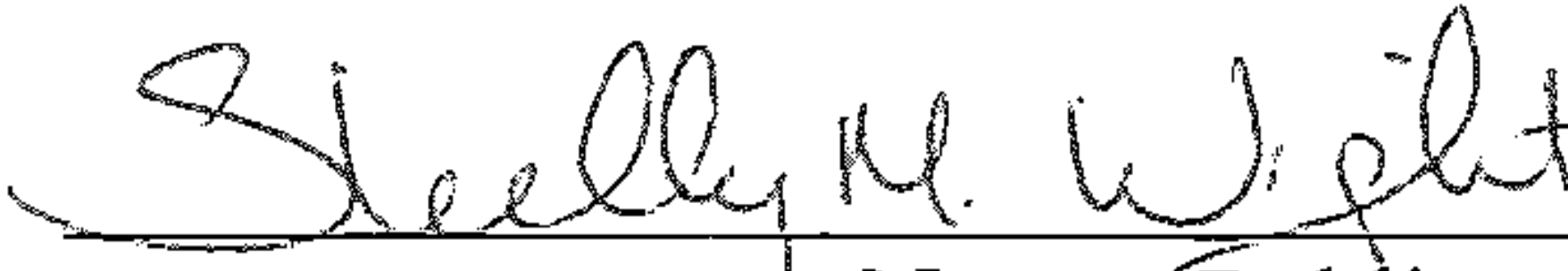
Sara Kelly Roe
7359 State Route 69 S
Centertown, NY 42328

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, a Notary Public, by means of ☒ physical presence or ☐ online notarization, the foregoing instrument was acknowledged this 18th day of August 2026, by **Joseph Michael Roe and Sara Kelly Roe**, who ☐ are personally known to me, or ☒ have produced Kentucky Driver's License as identification.



SHELLY M. WRIGHT
Commission # HH 402717
Expires September 24, 2027



Notary Public