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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3535110

Prepared by and return to:

J. Kevin Drake, Esq.
J. Kevin Drake, P.A.
1432 First Street
Sarasota, FL 34236
941-954-7750
File Number: 6396-001

Doc Stamp-Deed: \$1,575.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 20th day of August, 2026 between **Elsie Anderson, a single woman**, whose post office address is 3042 Viola Drive, Sarasota, FL 34239, grantor, and **Jacob Leslie Carnes and Karen D. Arambula Carnes, husband and wife**, whose post office address is 2825 Davis Boulevard, Sarasota, FL 34237, 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**, Florida to-wit:

Lot 40, PATRICIA MANOR, UNIT NO. 4, as per plat thereof as recorded in Plat Book 9, Page 19, Public Records of Sarasota County, Florida.

Parcel Identification Number: 2031050004

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

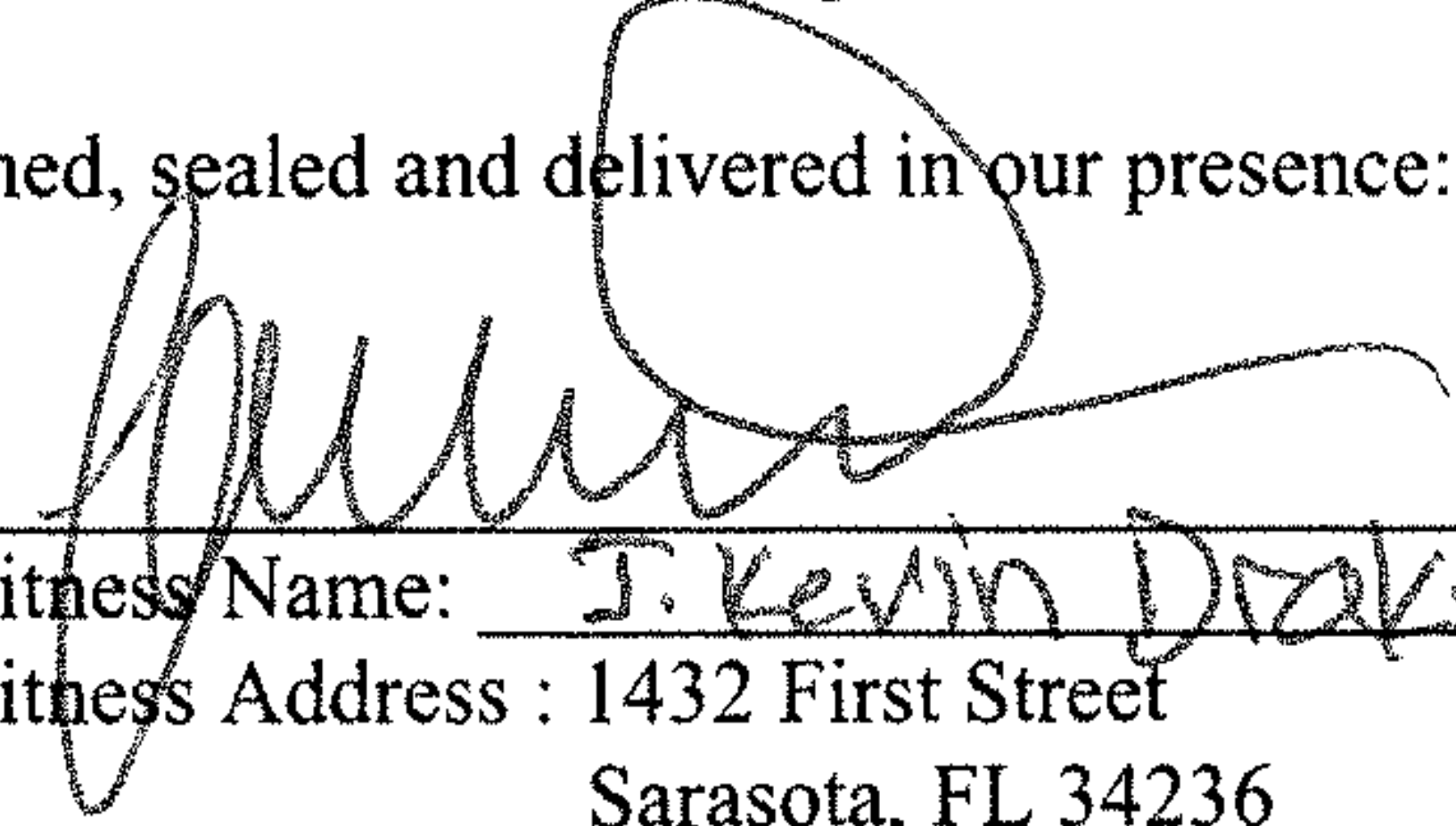
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

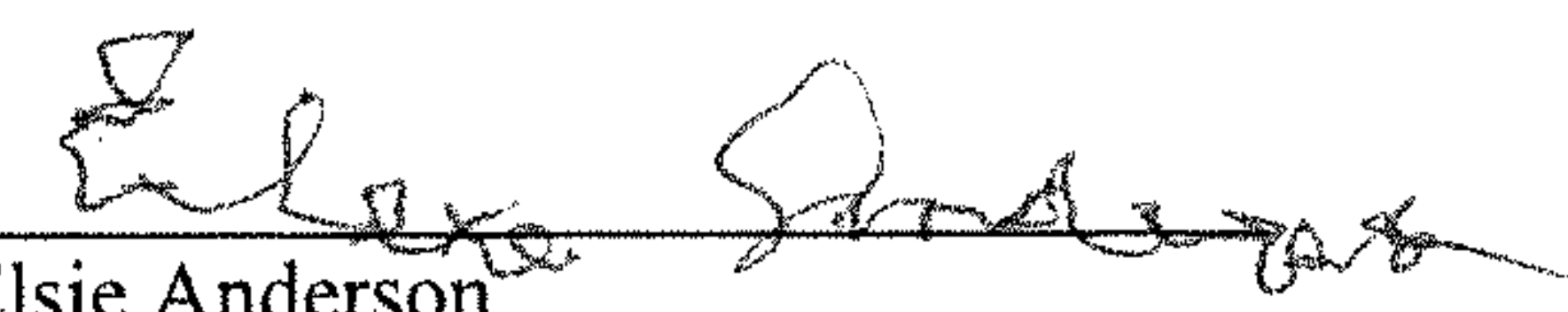
To Have and to Hold, the same in fee simple forever.

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 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:

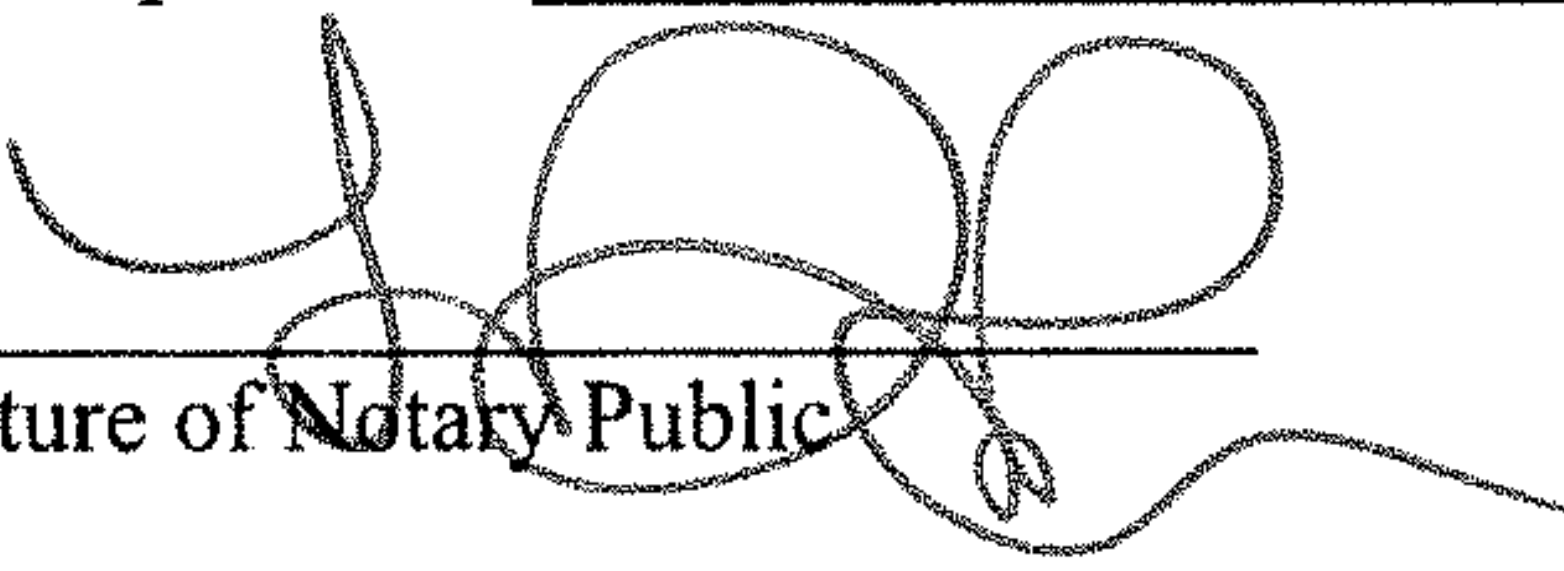

Witness Name: J. Kevin Drake
Witness Address : 1432 First Street
Sarasota, FL 34236


Elsie Anderson

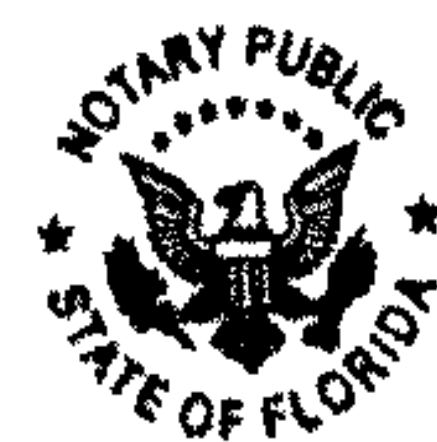

Witness Name: MABEL SOMMERS
Witness Address : 1432 First Street
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 19th day of August, 2026, by Elsie Anderson, ☐ who is/are personally known to me or ☐ who has/have produced FL DL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary



FELICIA C. DEROWE
Commission # HH 817188
Expires August 15, 2030