

8/24/2026 2:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3536338

This Instrument Prepared by and Return to:

**Taylor Parr**

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20261188

Parcel ID: **0965-09-3040**

**Doc Stamp-Deed: \$3,535.00**

Florida Documentary Stamps in the amount of **\$3,535.00** have been paid hereon.

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

# ***WARRANTY DEED***

**THIS WARRANTY DEED**, made the **24th day of August, 2026** by  
**Aaron Kyle McThenia and Melissa Lynn McThenia, Husband and Wife**,  
whose post office address is 3503 Lavilla Avenue, North Port, FL 34286,  
herein called the Grantor, to

**Curtis Robinson and Monique McGhee, as Joint Tenants with Full Rights of Survivorship**,  
whose post office address is 3503 Lavilla Avenue, North Port, FL 34286,  
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 FIVE HUNDRED FIVE THOUSAND AND 00/100 (**\$505,000.00**) 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 40 and 41, Block 930, ELEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 13, page 2, of the Public Records of Sarasota County, Florida.**

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

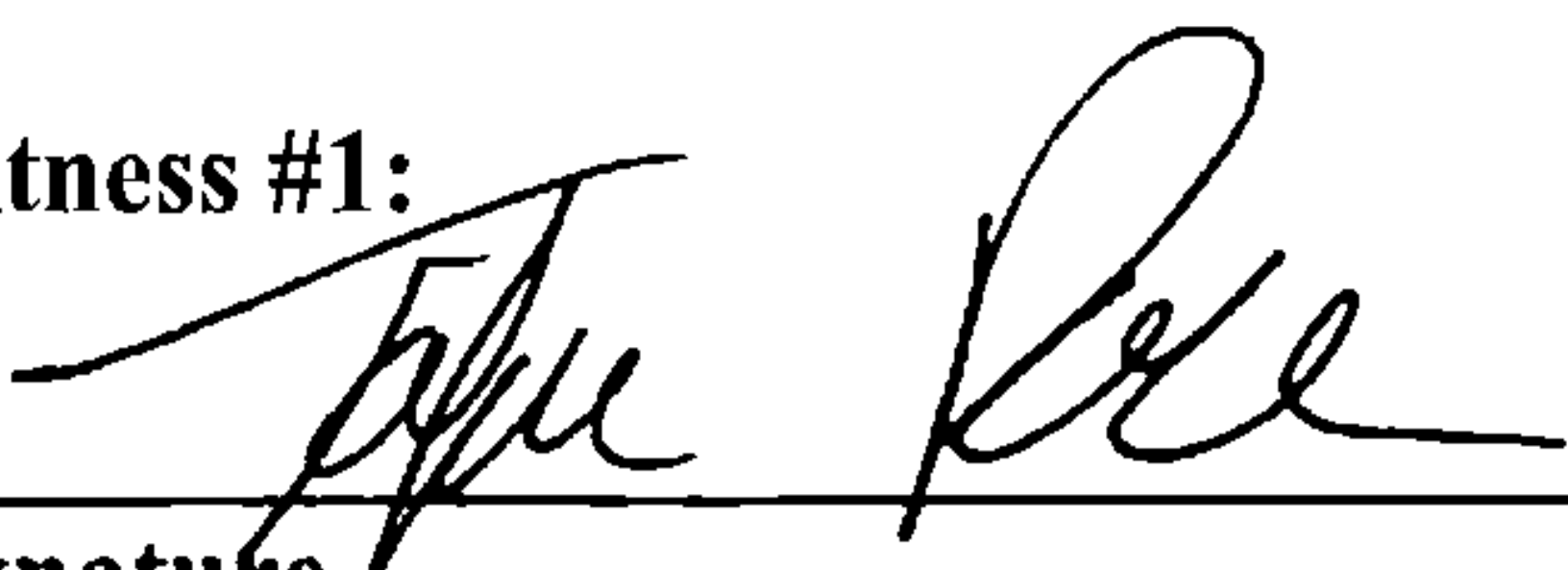
**TO HAVE AND TO HOLD**, the same in fee simple forever.

**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.

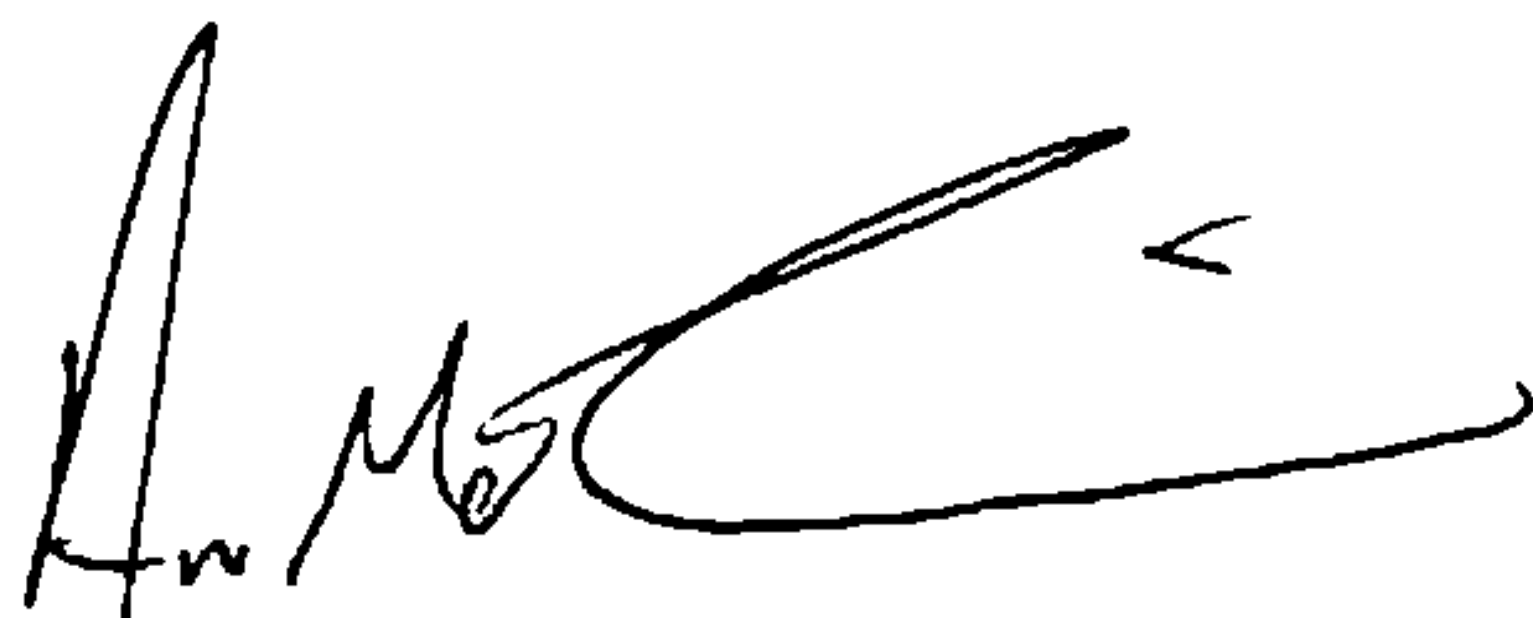
**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

  
Signature  
Taylor Parr  
Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948  
Full Address

  
Aaron Kyle McThenia  
  
Melissa Lynn McThenia

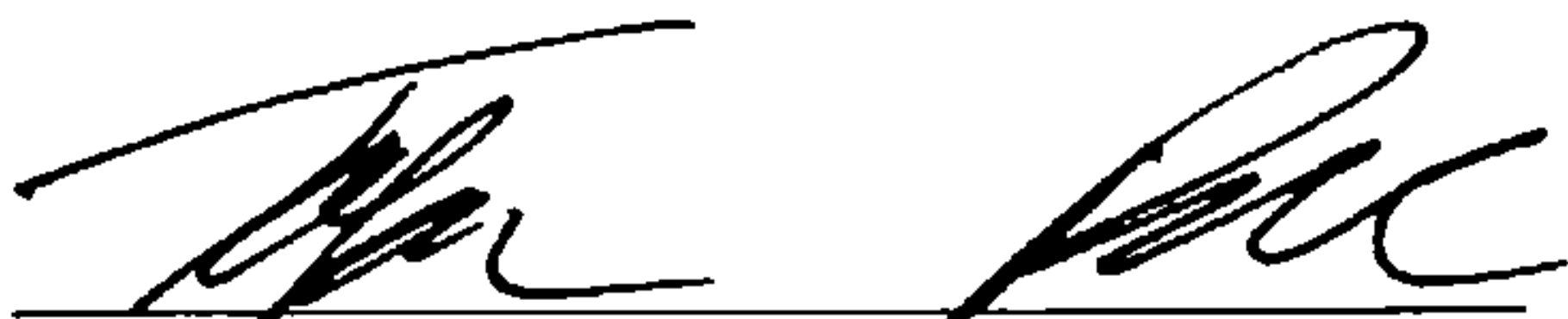
Witness #2:

  
Signature  
Kimberly A. Maulton  
Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948  
Full Address

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 19 day of August, 2026, by Aaron Kyle McThenia and Melissa Lynn McThenia, (X) who are personally known to me or ( ) who have produced \_\_\_\_\_ as identification.

  
Signature of Notary Public  
Taylor Parr  
Print, Type/Stamp Name of Notary

