

8/25/2026 1:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3536935

This Instrument Prepared by and Return to:

**Kim Moulton**

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20261152

Parcel ID: 0986022705

Florida Documentary Stamps in the amount of \$2,695.00 have been paid hereon.

Doc Stamp-Deed: \$2,695.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

# ***WARRANTY DEED***

**THIS WARRANTY DEED**, made the **25TH day of August, 2026** by  
**Andrew Flock and Iylin Flock, Husband and Wife, Individually and as Co-Trustees of The Andrew Flock and Iylin Flock Revocable Trust Agreement dated March 4, 2021**,  
whose post office address is 1242 Pine Needle Road, Venice, FL 34285,  
herein called the Grantor, to

**Ryan Christopher Wobensmith and Lada Elizabeth Wobensmith, Husband and Wife**,  
whose post office address is 1666 Purple Lane, 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 THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 **(\$385,000.00)** 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.:

**Lot 5, Block 227, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 12, Pages 20, 20A through 20Z2, inclusive, 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:**

Kim Moulton  
Signature

Kimberly A. Moulton  
Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

**The Andrew Flock and Iylin Flock Revocable  
Trust Agreement dated March 4, 2021**

By: Andrew Flock  
Andrew Flock, Individually and as Co-Trustee

By: Iylin Flock  
Iylin Flock, Individually and as Co-Trustee

**Witness #2:**

Rich Markle  
Signature

RICH MARKLE  
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 25th day of August, 2026, by Andrew Flock and Iylin Flock, (~~X~~) who are personally known to me or (X) who have produced Driver's License as identification.

Kim Moulton  
Signature of Notary Public

Kimberly A. Moulton  
Print, Type/Stamp Name of Notary

