

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117084 2 PG(S)**

8/27/2026 12:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538038

Doc Stamp-Deed: \$262.50

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29530

Consideration: \$37,500.00

General Warranty Deed

Made this August 27, 2026 By **Gary Toye and Jeanne E. De Beer, husband and wife**, whose post office address is: 7791 Holiday Drive N., Sarasota, Florida 34231, hereinafter called the Grantor, to **Kevin M. Roche and Lynn C. Roche, husband and wife**, whose post office address is: 2100 Selover Rd, North Port, Florida 34287, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida:

PARCEL I:

LOT 17, BLOCK 1823, OF THE THIRTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS SHOWN RECORDED IN PLAT BOOK 16, PAGE 4, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL II:

LOT 18, BLOCK 1823, OF THE THIRTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS SHOWN RECORDED IN PLAT BOOK 16, PAGE 4, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0974182317**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, 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.

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

Signed, sealed and delivered in our presence:

Witness Signature:

Witness # 1 Printed Name:

Post Office Address:

414 S. Tamiami Trail
Osprey, FL 34229

Gary Toye

(Seal)

Witness Signature:

Witness # 2 Printed Name

Post Office Address:

414 S. Tamiami Trail
Osprey, FL 34229

Kelly Anne Dietz

Jeanne E. De Beer

(Seal)

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on _____. The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization this August 27, 2026, by Gary Toye and Jeanne E. De Beer, husband and wife, who is/are personally known to me or who produced DL as identification.



Notary Public

My Commission Expires:

(SEAL)