

8/27/2026 2:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538173

Incident to the issuance of title insurance.

Prepared by and return to:

Stephanie Flint

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750426-06100

Doc Stamp-Deed: \$1,855.00

Warranty Deed

This Warranty Deed, dated August 27, 2026 by **Jesse Morton and Sheldon Morton, A Married Couple**, hereinafter called the Grantor, to **Samantha K. Crosen, A Single Woman and Robby J. Skipper, A Single Man, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP**, who has a mailing address of 1263 Mendavia Ter, North Port, FL 34286 hereinafter called the 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 12, Block 436, NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 21, 21A through 21S, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0982043612

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Jesse Morton
Jesse Morton
After Closing Address:

780 Jonathan Drive
Lowgap, NC 27024

Obier Miranda
Witness: (Signature)

Obier Miranda
Printed Name

9415 Sunset Dr
Address

Miami, FL 33173
City, State, Zip

Chris Allen Adams Jr.
Witness: (Signature)

Chris Allen Adams Jr.
Printed Name

PO BOX 7111
Address

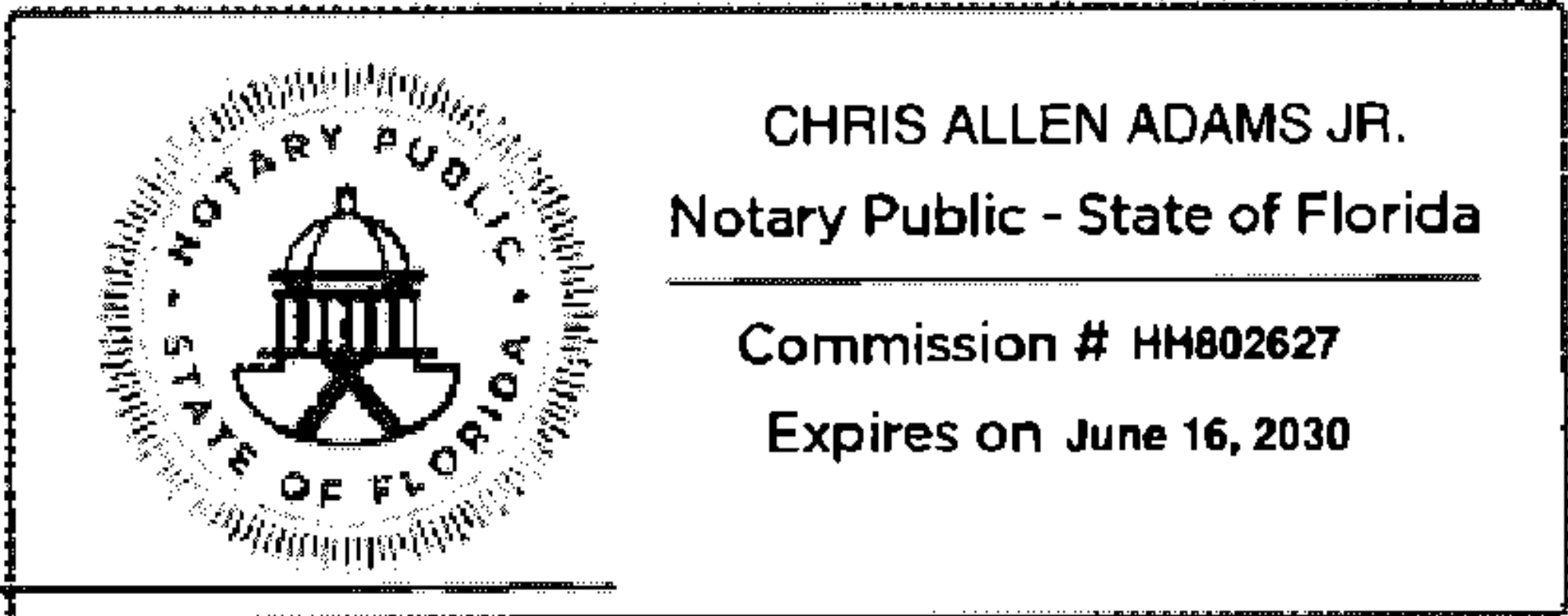
Sebring, FL 33872
City, State, Zip

STATE OF: Florida
COUNTY OF: Charlotte

The foregoing instrument was acknowledged on 08/24/2026 by means of () physical presence or
(☒) online notarization by: **Jesse Morton**
who is () personally known to me; or (X) produced a DRIVER LICENSE as identification.

Chris Allen Adams Jr.
Notary Public (signature)

Print Name: Chris Allen Adams Jr.
My Commission Expires: 06/16/2030 HH802627



Notarized remotely online using communication technology via Proof.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Sheldon Morton
Sheldon Morton
After Closing Address:
780 Jonathan Drive
Lowgap NC 27024

Obier Miranda
Witness: (Signature)

Obier Miranda
Printed Name

9415 Sunset Dr
Address

Miami, FL 33173
City, State, Zip

Chris Allen Adams Jr.
Witness: (Signature)

Chris Allen Adams Jr.
Printed Name

PO BOX 7111
Address

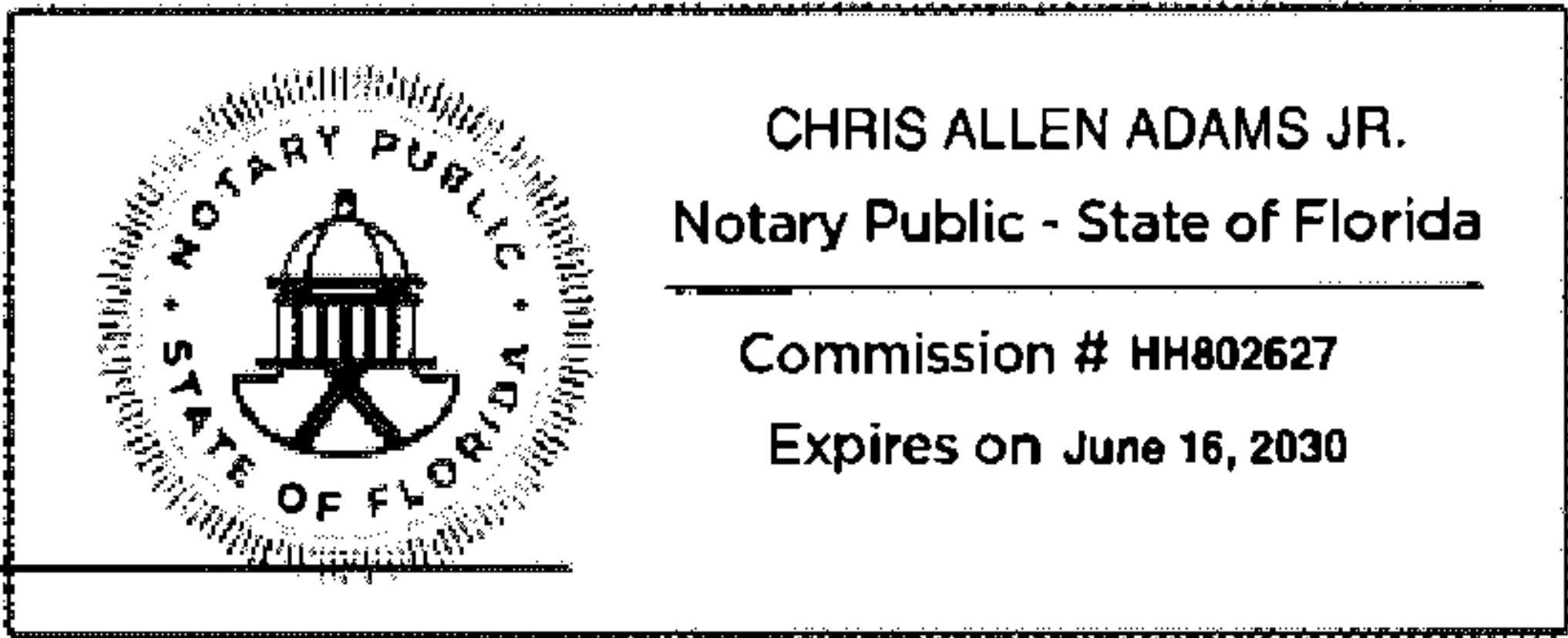
Sebring, FL 33872
City, State, Zip

STATE OF: Florida
COUNTY OF: Charlotte

The foregoing instrument was acknowledged on 08/24/2026 by means of () physical presence or
(☒) online notarization by: **Sheldon Morton**
who is () personally known to me; or (X) produced a DRIVER LICENSE as identification.

Chris Allen Adams Jr.
Notary Public (signature)

Print Name: Chris Allen Adams Jr.
My Commission Expires: 06/16/2030 HH802627



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