

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117408 2 PG(S)

8/27/2026 4:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538309



Doc Stamp-Deed: \$1,820.00

Prepared by and Return to:
Ranee Polis , an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

File No.: 268879-95

WARRANTY DEED

This indenture made on **August 27, 2026** by **Cherry G. Koch f/k/a Cherry G. Roberts, a married woman, joined by Jeffrey Robert Koch, her husband**, whose address is: 4263 Ozark Avenue, North Port, FL 34287 hereinafter called the "grantor", to **Peyton Shook, a single man**, whose address is: 2783 Ashland Lane, North Port, FL 34286, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 30, Block 324, FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 11, Page(s) 33, 33A through 33R, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0990032430**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Cherry G Koch
Cherry G. Koch f/k/a Cherry G. Roberts

Jeffrey Robert Koch
Jeffrey Robert Koch

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

Print Name: Stephanie Fj

Address: 992 Tamiami Tr #6
Port Charlotte FL 33953

State of FL

County of Charlotte

[Signature]
2nd Witness Signature

Print Name: Vicmane Grant

Address: 992 Tamiami Tr #6
Port Charlotte FL 33953

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online
notarization on 8/21/2020, by **Cherry G. Koch f/k/a Cherry G. Roberts and Jeffrey**

Robert Koch, who (☐) is/are personally known to me or who (☒) produced a valid
License as identification.

[Signature]
Notary Public Signature
Printed Name: Stephanie Fj
My Commission Expires:

(NOTARY SEAL)

