

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117898 2 PG(S)**

8/28/2026 2:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538697

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 28250

Doc Stamp-Deed: \$0.70

Consideration: \$10.00

Examination of title to the subject property was not undertaken in connection with preparation of this instrument.

General Warranty Deed

Made this August 27, 2026 By **Karen Boiwka Castricone**, whose post office address is: 3971 Holin Lane, North Port, Florida 34287, hereinafter called the Grantor, to **Linda Ann Rohde**, whose post office address is: 3971 Holin Lane, 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:

Lot 2, Block 67, 4TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 32, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon, nor is it contiguous or adjacent thereto.

Parcel ID Number: **1003006702**

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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Sarasota, Florida 34236
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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: Jami L. Elwood

Witness # 1 Printed Name: Jami L. ELWOOD

Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

Karen Boiwka Castricone (Seal)
Karen Boiwka Castricone

Witness Signature: Kelly Anne Dietz

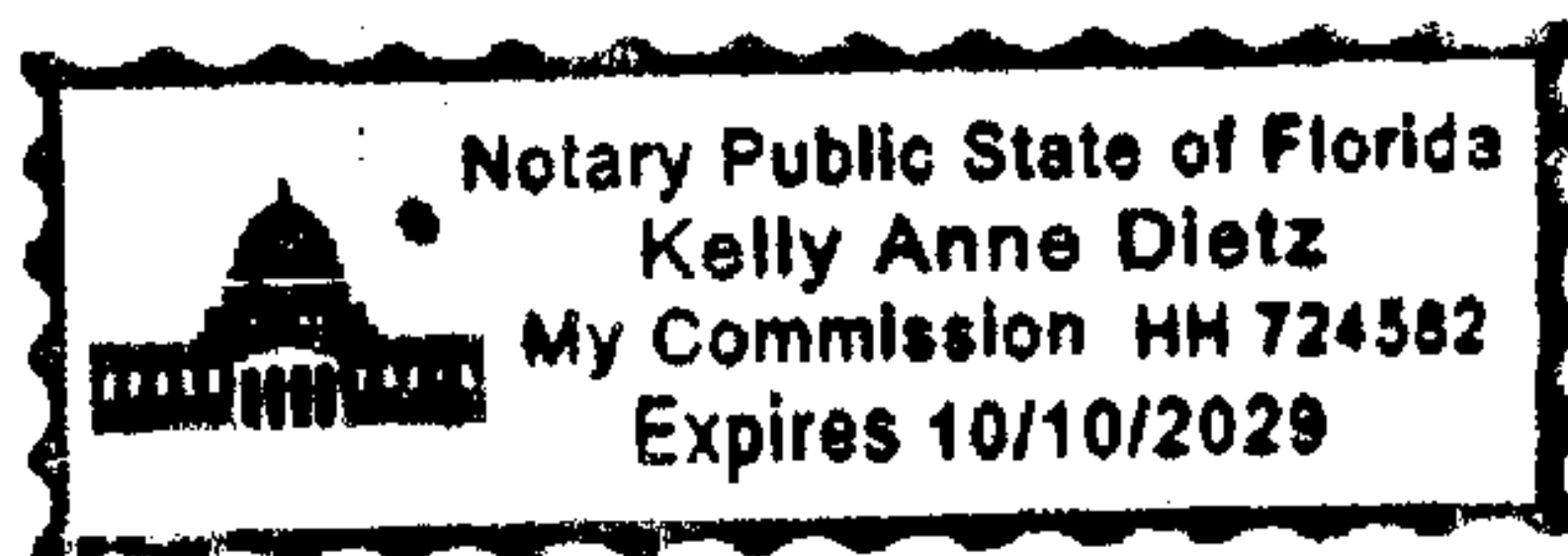
Witness # 2 Printed Name: Kelly Anne Dietz

Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

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 [x] physical presence or [] online notarization this August 27, 2026, by Karen Boiwka Castricone, who is personally known to me or who produced DL as identification.

(SEAL)



Kelly Anne Dietz
Notary Public
My Commission Expires: _____