

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119382 2 PG(S)

9/1/2026 2:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539943

Doc Stamp-Deed: \$105.00

Prepared by and return to:

Trish Sanson

Lyons Title & Trust

27911 Crown Lake Boulevard

Ste. 102

Bonita Springs, FL 34135

File No 26-4990-1

Parcel Identification No 1143-07-3905

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28th day of August, 2026 between Keith Sears, a single man, whose post office address is 5702 Mountain Terrace Drive, Hickory, NC 28602, of the County of Catawba, North Carolina, Grantor, to Thomas A. Field, Jr. and Kelly S. Field, husband and wife, whose post office address is 4009 Boston Terrace, North Port, FL 34288, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 5, Block 739, 12th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 8, 8A through 8V, inclusive, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Keith Sears
Keith Sears

Cheryl King
WITNESS
PRINT NAME: Cheryl King
Sherry Paulk
WITNESS
PRINT NAME: Sherry Paulk

2559 N. Toledo Blade Blvd, Ste. 3
North Port, FL 34289
WITNESS 1 ADDRESS

2559 N. Toledo Blade Blvd, Ste. 3
North Port, FL 34289
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of August, 2026, by Keith Sears, ☐ who is/are personally known to me or ☒ who has/have produced A DL as identification.

Sherry Paulk
Signature of Notary Public

Print, Type/Stamp Name of Notary



SHERRY KONA RAIL PAULK
Notary Public
State of Florida
Comm# HH316402
Expires 9/26/2026