

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119537 1 PG(S)

9/1/2026 3:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540052

Prepared by/ Return to:
Sarah Druff
Magnolia Title Company
2075 Fruitville Road, Suite 100, Sarasota, FL 34237
60100240

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 0438050005

Doc Stamp-Deed: \$3,045.00

WARRANTY DEED

This Warranty Deed Made the 1 day of September, 2026, by William Cargo and Alice Jo Cargo, husband and wife, hereinafter called the grantor, whose post office address is: 1963 White Feather Lane, Nokomis, FL 34275 to Jennifer M. Simons, a married woman, whose post office address is: 616 South Gondola Drive, Venice, FL 34293, hereinafter called the grantee.

WITNESSETH: That said grantor, for and in consideration of the sum of \$435,000.00 (FOUR HUNDRED THIRTY FIVE THOUSAND AND 00/100) 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, viz:

Lot 31108, VENICE GARDENS, UNIT 31, according to the map or plat thereof, as recorded in Plat Book 22, Pages 10, 10A through 10C, inclusive, of the Public Records of Sarasota County, Florida.

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 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, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness 1 Signature: William Cargo
Printed Name: WILLIAM CARGO
Post Office Address: 1963 White Feather Lane, Nokomis, FL 34275

Witness 2 Signature: Alice Jo Cargo
Printed Name: ALICE JO CARGO
Post Office Address: 1963 White Feather Lane, Nokomis, FL 34275

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20th day of August, 2026 by William Cargo and Alice Jo Cargo, husband and wife, who has/have produced FL DRIVER'S LICENSE as identification.

Lisa J. Rincones
Notary Public Signature
Printed Name:

My Commission Expires: _____ (SEAL)

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

