

THIS INSTRUMENT PREPARED BY :

Robert Alan Rice

14754 Ingraham Blvd.

Port Charlotte, FL. 33981

Parcel Identification Numbers: 0970-06-1524

Doc Stamp-Deed: \$28.00



Warranty Deed

This Warranty Deed made this 8th day of September, 2026, between, Robert Alan Rice, whose address is 14754 Ingraham Blvd., Port Charlotte, FL. 33981, as "Grantor", and Gregory Abate, whose address is 11233 Gallatin Trail, Parrish, FL. 34219, as "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, trusts and trustees)

WITNESSETH: that said grantor, for and in consideration of the sum of FOUR THOUSAND DOLLARS AND NO/100 CENTS (\$4,000.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and Warranty Deed to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in to the following described land, situate, lying and being in Sarasota County, Florida to-wit:

Lot 24, BLOCK 615, REPLAT OF A PORTION OF FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION AND OTHER LANDS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF recorded in Plat Book 15, Page 9, of the Public Records of Sarasota County, Florida.
Paso Ave. Lot 24, North Port, FL. 34291

Subject to easements, restrictions, reservations, liens, encumbrances, taxes and limitations of record, if any.

NON-HOMESTEAD, Grantor covenants that the above-described property is vacant and unimproved and is not adjacent to or contiguous to any homestead property owned by him or her.

To Have and to Hold the same interests, either in law or equity, for the use, benefit and profit of the said grantee.

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

Signed, sealed and delivered in our presence

Witness#1 Signature Mehul Patel

Robert Alan Rice
Robert Alan Rice

Witness # 1 Print MEHUL PATEL

Witness # 1 Printed Address 1811 ENGLEWOOD RD, ENGLEWOOD FL 34223

Witness # 2 Signature Samantha Parrish

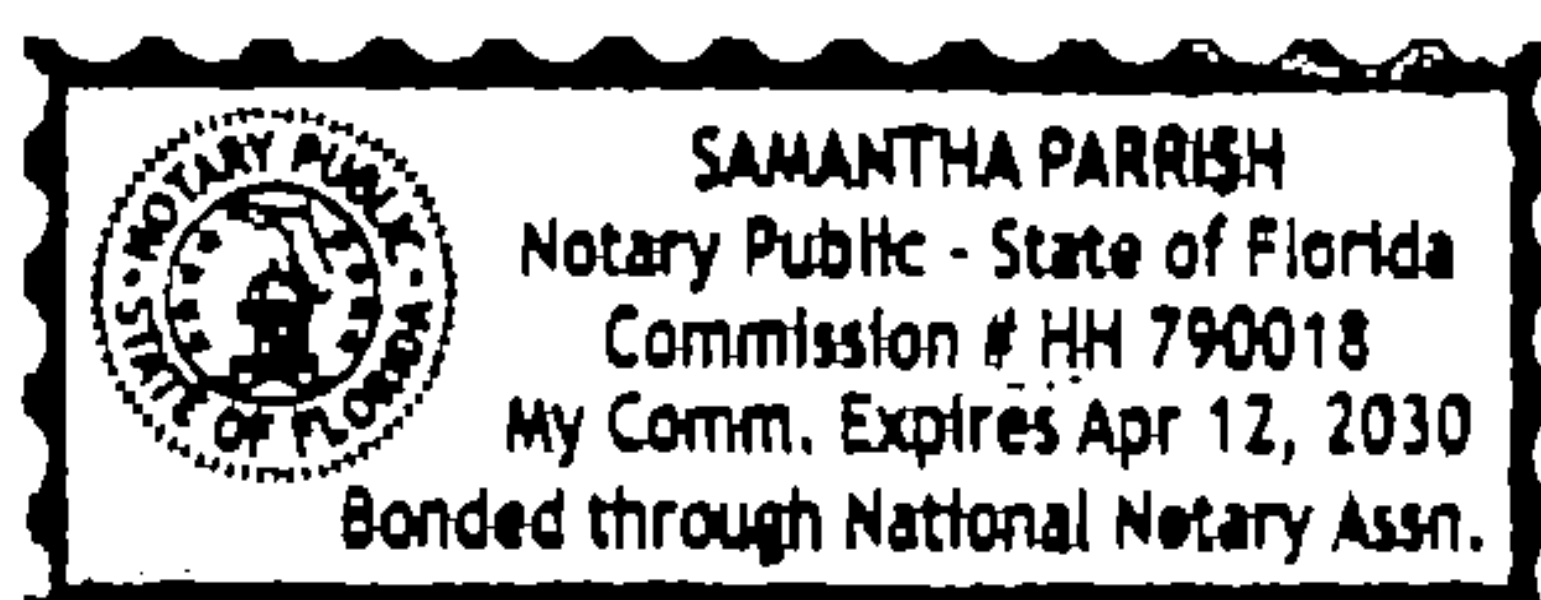
Witness #2 Print Samantha Parrish

Witness # 2 Printed Address 1811 Englewood Rd Englewood FL 34223

State of FL
County of Sarasota

The foregoing instrument was acknowledged before me this 08 day of September, 2026 by Robert Alan Rice, who has appeared by ☒ physical presence or ☐ online notarization and has produced FL Drivers License as identification.

SEAL:



Notary Public: Samantha Parrish
Printed Name Samantha Parrish
My Commission Expires 4/12/30