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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543061

Prepared by and return to:

Kelly Wise

Premier Title Partners of Florida LLC

1777 Tamiami Trail, Unit 501-23, Port Charlotte, FL 33948

(941) 395-0140

File No PREMACT26-210W

Doc Stamp-Deed: \$1,295.00

Parcel Identification No 0999204053

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WARRANTY DEED

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

This indenture made the 9 day of September, 2026 between **James Bernard Moulton, joined by his spouse, Susana Estrada Olvera**, whose post office address is **5800 SABAL TRACE DR # 11-1104, North Port, FL 34287**, of the County of Sarasota, State of Florida, Grantors, to **Letty Canino, a single woman, as tenants in common**, whose post office address is **5769 Gabrysh Rd, North Port, FL 34291**, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Unit No. 801, Linkside I, a Condominium, according to the Declaration of Condominium, recorded in Official Records Instrument No. 1998073239, and all amendments thereto, and as per plat thereof recorded in Condominium Book 32, Pages 33 and 33A through 33F, inclusive, of the Public Records of Sarasota County, Florida. Together with an undivided interest in and to the Common Elements appurtenant to said Unit as set forth in the Declaration of Condominium.

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

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Erika Ramos
WITNESS

Printed Name of First Witness

Address:

1777 TAMiami TRL.
PORT CHARLOTTE, FL 33948

Kelly Wise
WITNESS

Printed Name of Second Witness

Address:

1777 TAMiami TRL.
PORT CHARLOTTE, FL 33948

James Bernard Moulton
Susana Estrada Olvera

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 8 day of September, 2026, by James Bernard Moulton and Susana Estrada Olvera, (☐) who is/are personally known to me or (☐) who has/have produced FL-DL as identification.

Kelly Wise
Signature of Notary Public

Print, Type/Stamp Name of Notary

