

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123418 2 PG(S)**

Prepared by and return to:
Shanaaz Powell
Capital Title Pros, LLC
6734 Forest Hill Boulevard
Greenacres, FL 33413

9/10/2026 1:17 PM

**KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3543346

File No 26-CTPL-3167

Doc Stamp-Deed: \$2,625.00

Parcel Identification No 0975262434

[Space Above This Line For Recording Data]

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

This indenture made the 8th day of September, 2026 between Paul Charles Cox Jr. and Regina Cox, husband and wife, whose post office address is 4822 Tawny Ridge Drive, Colorado Springs, CO 80916, of the County of El Paso, Colorado, Grantor, to J Marc Powers and Gloria Susan Powers, husband and wife, whose post office address is 2000 Jasmine Way, North Port, FL 34287, 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 34, BLOCK 2624, FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 13, 13A THROUGH 13Z, 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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Paul Cox
Paul Charles Cox Jr.
Regina Cox
Regina Cox

Emily J Schatzke
WITNESS
PRINT NAME: Emily J Schatzke

Deborah J Dreier
WITNESS
PRINT NAME: Deborah J Dreier

911 Tangled Oaks Dr
Sarasota, FL 34232
WITNESS 1 ADDRESS

2225 Mesic Hammock Way
Venice, FL 34292
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 4th day of Sept 2026, by Paul Charles Cox Jr. and Regina Cox, ☐ who is/are personally known to me or ☒ who has/have produced Drivers License as identification.

