

9/10/2026 3:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3543646

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20261191

Parcel ID: **0996-26-3214**

Doc Stamp-Deed: \$1,505.00

Florida Documentary Stamps in the amount of \$1,505.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **10th day of September, 2026** by

Sylvia M. Kelley and Wayne Scott Kelley, Wife and Husband,

whose post office address is 807 Church Street, Nokomis, FL 34275,

herein called the Grantor, to

Benito Flores and Samantha Kaye Stefani, as Joint Tenants with Full Rights of Survivorship,

whose post office address is 6837 Ketona Road, North Port, FL 34287,

hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TWO HUNDRED FIFTEEN THOUSAND AND 00/100 (**\$215,000.00**) 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, State of Florida, viz.:

Lot 14, Block 2632, FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 21, Pages 13 and 13A through 13NN, 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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Kim Moulton

Signature

Kimberly A. Moulton

Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

Sylvia M. Kelley

Signature

Wayne Scott Kelley

Printed Name

Witness #2:

Lor. A. Edwards

Signature

Lor. A. Edwards

Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

STATE OF FLORIDA

COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of September 2026, by Sylvia M. Kelley and Wayne Scott Kelley, ☐ who are personally known to me or ☒ who have produced Driver License as identification.

Kim Moulton

Signature of Notary Public

Kimberly A. Moulton

Print, Type/Stamp Name of Notary

