

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127492 4 PG(S)**

9/18/2026 2:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546967

File Number 189886

This Instrument Prepared By:

Jarrold Turner, Esquire

*No title review, deed preparation only

Doc Stamp-Deed: \$1,435.00

Please return after recording to:

Carol B. Crowther and James B. Crowther

3034 Brockton Street

North Port, Florida 34286

Parcel #0964-08-3516

Mail tax statement to:

Carol B. Crowther and James B. Crowther

3034 Brockton Street

North Port, Florida 34286

Special Warranty Deed

This Special Warranty Deed is made by and between The Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420, ("Grantor"), and Carol B. Crowther, a married woman, whose address is 5082 Ackley Ter., Port Charlotte, Florida 33981 and James B. Crowther, a single man, whose address is 732-6 Concord Stage Rd., Weare, New Hampshire 03281, as joint tenants, with right of survivorship ("Grantee").

Grantor, in consideration of the sum of \$205,000.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey to Grantee the following described real property in Sarasota County, Florida:

The real property more fully described in Exhibit "A," attached hereto and incorporated herein for all purposes.

Being the same property conveyed to Grantor by instrument recorded on 04/15/2025 at INSTRUMENT # 2025057508 in the records of Sarasota County, Florida.

Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Grantee, by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

The foregoing is not the homestead property of the Grantor.

Dated: 17 day of September, 2023/6

[Signature Page Follows]

THE SECRETARY OF VETERANS AFFAIRS
An Officer of the United States of America

By: [Signature]
Izra Rosendo AUP

Printed Name Printed Title

By the Secretary's duly authorized property management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

Michelle Murphy
Witness
Printed Name: Michelle Murphy
Address: VRM, 4100 International
Pkwy, Suite 1000, Carrollton, TX
75007

Cheree Denning
Witness
Printed Name: Cheree Denning
Address: VRM, 4100 International Pkwy,
Suite 1000, Carrollton, TX 75007

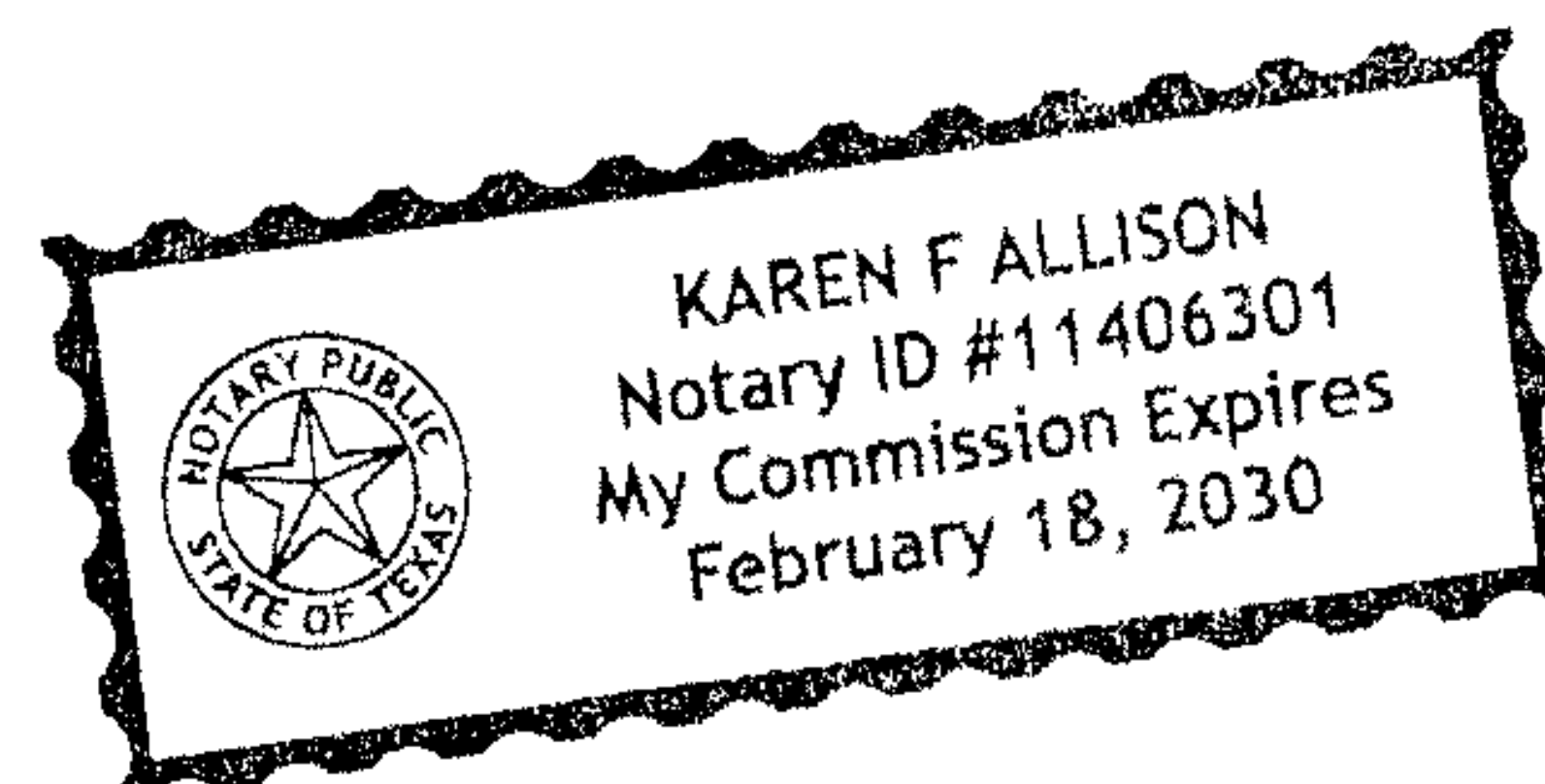
ACKNOWLEDGMENT

STATE OF TEXAS)
COUNTY OF DENTON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, this 17 day of September, 2020, personally appeared Izra Rosendo AUP the AUP on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known, and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 17 day of September, 2020

Karen F Allison
Notary Public
My Commission Expires: 2/18/30



File Number: 189886

Exhibit “A”

Lot 16, Block 835, 19th Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof, as recorded in Plat Book 14, Pages 7, 7A thru 7P, of the Public Records of Sarasota County, Florida.

Parcel Number: 0964-08-3516

Commonly known as: 3034 Brockton Street, North Port, Florida 34286

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.