

9/23/2026 2:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548440

Prepared by and return to:

Janelle Smith

North Port Title, LLC

13801 Tamiami Trail, Suite A

North Port, Florida 34287

941-423-0360

260436

Doc Stamp-Deed: \$1,694.00

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Warranty Deed

This Warranty Deed made this 23 day of September 2026, between Nicole Barros whose post office address is 5151 Grovewood Circle, Punta Gorda, Florida 33982, grantor, and Michael Gordon and Kelsey Gordon, husband and wife whose post office address is 3114 Wyola Avenue, North Port, Florida 34286, 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 TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

Lot 5, Block 408, 9TH ADD TO PORT CHARLOTTE, a subdivision according to the plat thereof recorded in Plat Book 12, Page 21, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0981040805

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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; that the grantor hereby fully 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 **December 31, 2025**.

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

Signed, sealed and delivered in our presence:

Janelle Smith

Witness

Janelle Smith

Witness Name Printed

13801 Tamiami Trl, Ste C, North Port, FL 34287

Witness

CYNTHIA M EHLKE

Witness Name Printed

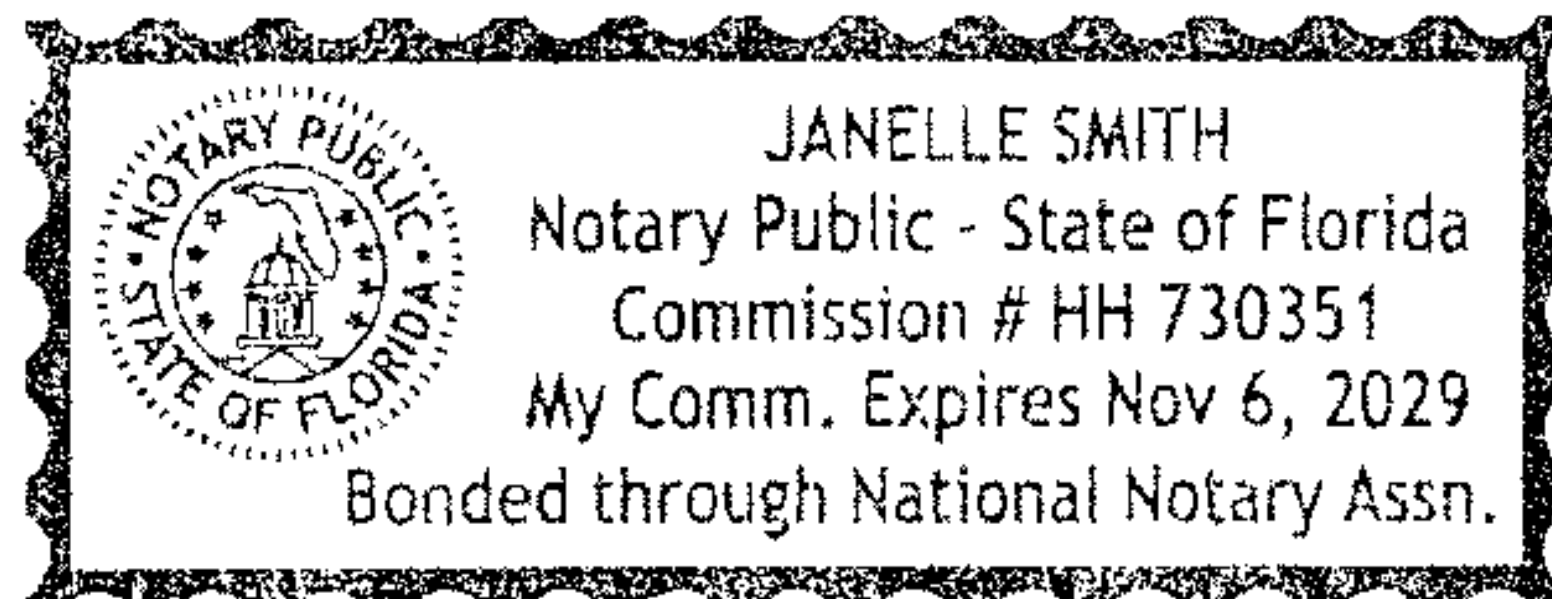
13801 Tamiami Trl, Ste C, North Port, FL 34287

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 23 of September, 2026 by Nicole Barros, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)



Nicole Barros

Notary Public

Printed Name: _____

My Commission Expires: _____