

9/23/2026 3:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548500



Prepared by and Return to:
Tammy Klootwyk, an employee of
First International Title, LLC
223 Taylor Street, Ste 1120
Punta Gorda, FL 33950
File No.: 269922-92

Doc Stamp-Deed: \$91.00

WARRANTY DEED

This indenture made on September 23, 2026 by **Ray B. Broughton and Sheila S. Broughton a/k/a Sheila Strickland Broughton, husband and wife** whose address is: 1605 Oakboro Drive, Raleigh, NC 27614, hereinafter called the "grantor",

to **James J. McCue and Maria P. McCue, husband and wife**

whose address is: 6558 Skyview Drive, North Port, FL 34291,

hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

Lot 32, Block 656, FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 13, Page(s) 13, 13A through 13Q, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0969065632

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

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

Ray B. Broughton
Ray B. Broughton

Sheila S. Broughton a/k/a Sheila Strickland Broughton
Sheila S. Broughton a/k/a Sheila Strickland Broughton*
as Attorney-in-fact

by Ray Briley Broughton
*by Ray Briley Broughton as Attorney-in-fact

Signed, sealed and delivered in our presence:

Donna P. Tucker
1st Witness Signature

Sandra T. Cooke
2nd Witness Signature

Print Name: Donna P. Tucker

Print Name: Sandra T. Cooke

Address: 908 Pebblebrook Dr

Address: 1609 Oakboro Dr.

Raleigh, NC 27609

Raleigh NC 27614

State of North Carolina

County of Wake

The Foregoing Instrument Was Acknowledged before me by means of (✓) physical presence or ()
online notarization on this 17 day of September, 2026, by Ray B. Broughton and Ray Briley

Broughton as Attorney-in-fact for Sheila S. Broughton a/k/a Sheila Strickland Broughton, who

() is/are personally known to me or who (✓) produced a valid

NC Driver License as identification.

Angela C. Wilson
Notary Public Signature
Printed Name: Angela C. Wilson (NOTARY SEAL)
My Commission Expires: 6-12-2029

