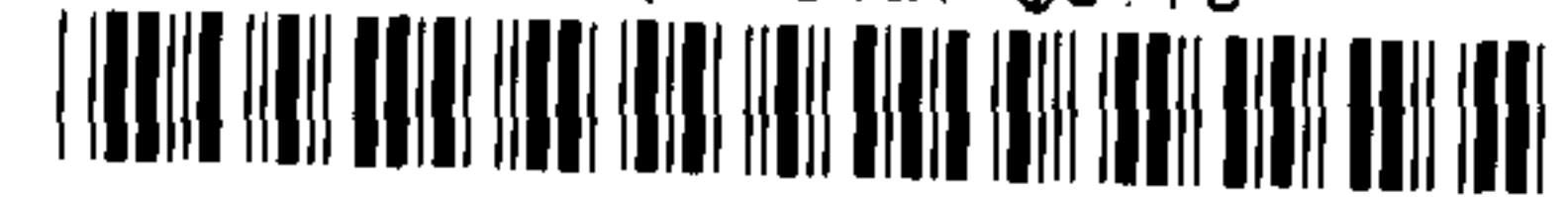


✓ Prepared By Denice Haggerty
✓ And Return to: 1861 Primrose Lane
e Wellington, Fl 33414

Doc Stamp-Deed: \$0.70



WARRANTY DEED

Property Appraiser's Parcel Identification No. **1146107818**

This Warranty Deed, Executed this 3th day of November, 2018,

By **Michael F. Schmansky, husband and Phyllis M. Schmansky, wife**, whose mailing address is **48741 Stonefield Dr., Macomb, Mi 48044**, hereinafter called the GRANTORS:

To **Denice Haggerty, a married woman**, whose mailing address is 1861 Primrose Lane, Wellington Fl 33414, hereinafter called the GRANTEE:

(wherever used herein the terms "Grantors" and "Grantee" shall include all the parties of this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, That the said Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$ 10.00), and other good and 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, lying and being in the County of Sarasota, State of Florida, To-Wit:

Lot 18, Block 1078, of 23 ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision according to the plat thereof, as recorded in Plat Book 14, Pages (13, 13A through 13 I, 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 Grantors hereby covenants with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have 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 December 31, 2017.

In Witness Whereof, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

[Signature]
Witness Signature as to Grantor

Jessica Ciranni
Printed Name

[Signature]
Witness Signature as to Grantor

LISA REYES
Printed Name

Michael F. Schmanskys
Signature-Michael F. Schmanskys

[Signature]
Witness Signature as to Co-Grantor (if any)

Jessica Ciranni
Printed Name

[Signature]
Witness Signature as to Co-Grantor (if any)

Matthew Moldovan
Printed Name

Phyllis M. Schmanskys
Signature-Phyllis M. Schmanskys

ACKNOWLEDGMENT

STATE OF Michigan

COUNTY OF Macomb

) SS:

The foregoing instrument was acknowledged before me this 8th day of November, 20 18, by Michael F. Schmanskys + Phyllis M. Schmanskys (Grantors/Sellers), who is personally known to me or has produced Military ID and Drivers License as identification and who did/did not take an oath.

[Signature]
Signature of Notary/Deputy Clerk



Cindy A. Barach, Notary Public
State of Michigan, County of Macomb
My Commission Expires 3/6/2022
Acting in the County of Macomb