

Prepared by:
Estefania Versage
HomePartners Title Services LLC
11000 Prosperity Farms Rd, #100
Palm Beach Gardens, FL 33410

4/16/2021 3:06 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2662953

Return to:
HomePartners Title Services LLC
Estefania Versage
11000 Prosperity Farms Rd, #100
Palm Beach Gardens, FL 33410

Doc Stamp-Deed: \$43.40

Incident to the issuance of a title insurance commitment.

Tax ID: 0959116625

File Number: 192-20712

Consideration: \$6,200.00

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 14th day of APRIL, 2021, between

Julia L. Tuminella , an unremarried widow
whose post office address is **P.o Box 116, West Pittsburgh, PA 16160**, grantor,

and

Paxson, LLC, a Florida Limited Liability Company
whose post office address is **2240 Bay Village Court, Palm Beach Gardens, FL 33410**, 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 the **Sarasota County, Florida**, to-wit:

Lot 25, Block 1166, Twenty-Fifth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 2, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0959116625

Neither the Grantor nor any member of Grantor's family resides on or adjacent to the property being conveyed. Grantor presently resides at **P.o Box 116, West Pittsburgh, PA 16160**

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 for the year of closing and subsequent years, restrictions, reservations, covenants and easements of record, if any.

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:

John Clark
Witness Signature
Printed Name: John Clark

Julia L. Tuminella
Julia L. Tuminella

Cary Allegato
Witness Signature
Printed Name: Cary Allegato

State of ~~Florida~~ ^{Pennsylvania} ~~JC~~
County of ~~Sarasota~~ ^{Lawrence} ~~JC~~

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of April, 2021, by Julia L. Tuminella, an unmarried widow, who is personally known to me or has produced a Pennsylvania ID Card as identification.

John Gabriel Clark
NOTARY PUBLIC
Printed Name: John Gabriel Clark
My Commission Expires: 12-19-2022

(SEAL)

