

After Recording Return to:
Susan Hirtzel
Stewart Title Company
2033 Main St, Ste 200
Sarasota, FL 34237

3/30/2026 4:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473558

This Instrument Prepared by:

Susan Hirtzel
Stewart Title Company
2033 Main St, Ste 200
Sarasota, FL 34237

Doc Stamp-Deed: \$42.00

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

1142259104

File No.: 2854277

WARRANTY DEED

This Warranty Deed, Made the 30th day of March, 2026, by Paul Bleichert and Lisa M. Bleichert, husband and wife, whose post office address is: 135 Hathorn Blvd, Saratoga Springs, NY 12866, hereinafter called the "Grantor", to Chad White and Neely White, husband and wife, whose post office address is: 2373 Chartwell Avenue, North Port, FL 34288, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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 4, Block 2591, of Fifty-First Addition to Port Charlotte Subdivision, a Subdivision according to the Plat thereof, recorded in Plat Book 21, Page 8, of the Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Liz Bella Morrison
Witness 1 Signature Liz Bella Morrison

Paul Bleichert
Paul Bleichert

Witness 1 Printed Name and Post Office Address:
720 Celebration Ave. Ste 150
Celebration FL 34747

Lisa M. Bleichert
Lisa M. Bleichert

Carolyn O'Brien
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
CAROLYN O'BRIEN
720 Celebration Ave. Ste 150
Celebration, FL 34747

State of Florida
County of Osceola

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of March, 2026 by Paul Bleichert and Lisa M. Bleichert, husband and wife, who has produced DL - NY as identification.

Liz Bella Morrison
Notary Public Signature
Printed Name: Liz Bella Morrison

My Commission Expires: _____
(SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)

