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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474282



Prepared by and Return to:
Jeannie Stambaugh, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

Doc Stamp-Deed: \$157.50

File No.: 264641-95

WARRANTY DEED

This indenture made on **March 31, 2026** by **Susan Johnson Knight, an unremarried widow**, whose address is: 400 Live Oak Ln West, Havana, FL 32333-1212 hereinafter called the "grantor", to **Dawn Morales, a single woman**, whose address is: 4520 Rifkin Ave, North Port, FL 34286, 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 31, Block 559, Eighteenth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page(s) 6, 6A through 6V, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0966055931

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.

Susan Johnson Knight
Susan Johnson Knight

Signed, sealed and delivered in our presence:

Donald Butcher
1st Witness Signature

Hanna Moltz
2nd Witness Signature

Print Name: DONALD BUTCHER

Print Name: HANNA MOLTZ

Address: 5577 RAWLS RD

Address: 3896 ARMORE LN

TALLAHASSEE FL 32312
State of Florida

TALLAHASSEE 32308
FL

County of LEON

The Foregoing Instrument Was Acknowledged before me by means of physical presence or () online notarization on MARCH 27, 2026, by **Susan Johnson Knight**, who () is/are personally known to me or who produced a valid DRIVERS LICENSE as identification.

Katlynn Villiers
Notary Public Signature
Printed Name: Katlynn Villiers
My Commission Expires: 1/6/2030

(NOTARY SEAL)

