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INSTRUMENT # 2026043303 3 PG(S)

4/2/2026 2:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475248



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

Doc Stamp-Deed: \$154.00

File No.: 264793-95

WARRANTY DEED

This indenture made on **March 31, 2026** by **Michael Gregory Davis aka Michael G. Davis, a married man and Marie Fallon Davis aka Marie F. Davis, a single woman**, whose address is: 22 Maple Dell, Saratoga Springs, NY 12866 hereinafter called the "grantor", to **Russell S. Joseph and Elizabeth Joseph, husband and wife**, whose address is: 5780 East Hillsborough Blvd, North Port, FL 34288, 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 10, Block 1984, FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 19, Page 33, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1148198410

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.

Michael Gregory Davis aka Michael G. Davis
Michael Gregory Davis aka Michael G. Davis

Signed, sealed and delivered in our presence:

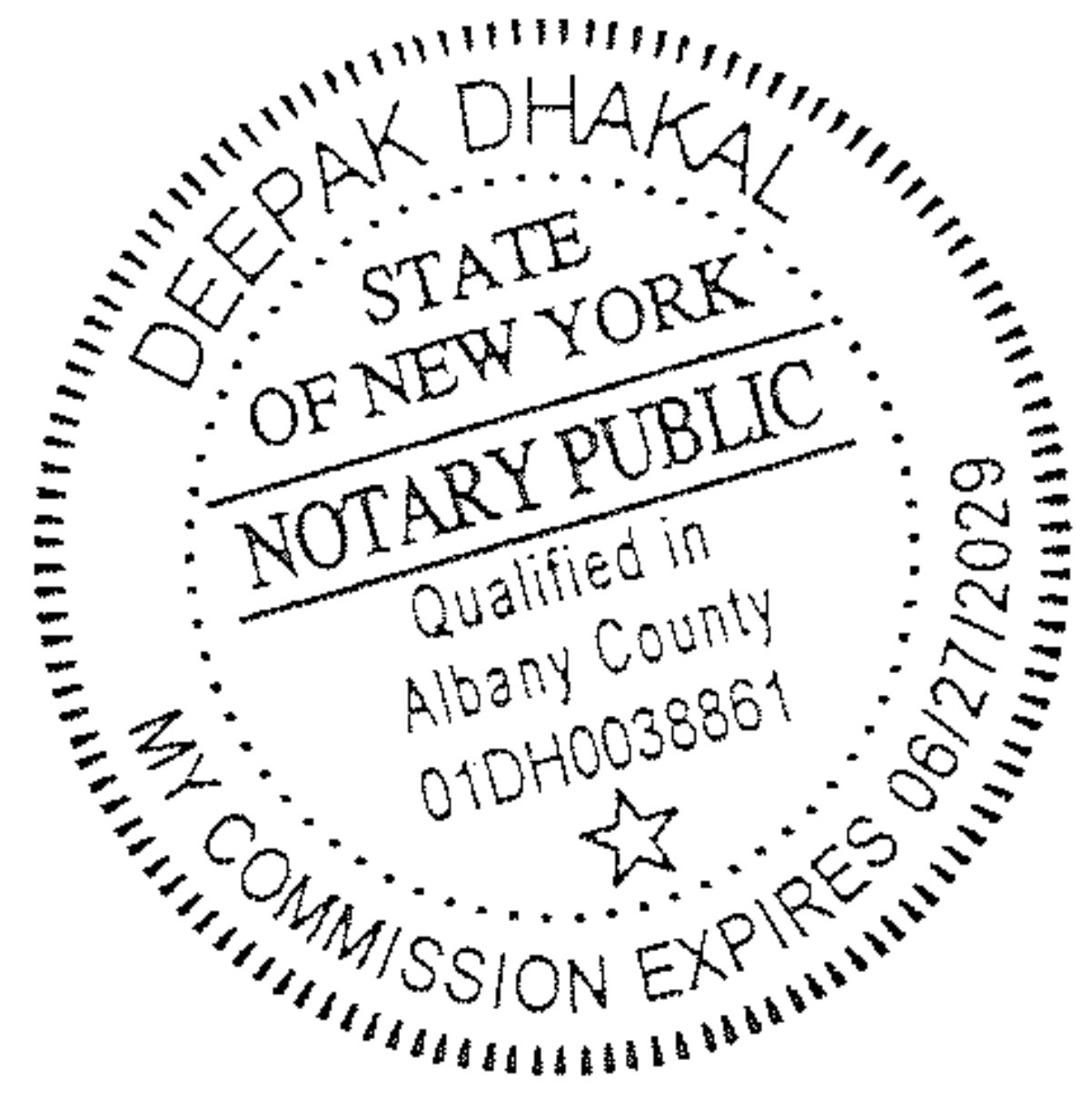
Rita
1st Witness Signature
Print Name: RIITA DHAKAL
Address: 27 Latham Village
LN Apt. - 2 Latham
NY 12110 - 3245
State of New York
County of Saratoga

Dhakal
2nd Witness Signature
Print Name: Deepak Dhakal
Address: 2 Britton Way
Watervlet, NY 12189

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 03/30/2026, by **Michael Gregory Davis aka Michael G. Davis**, who () is/are personally known to me or who () produced a valid NY DL as identification.

Dhakal
Notary Public Signature
Printed Name: Deepak Dhakal
My Commission Expires: 06/27/2029

(NOTARY SEAL)



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

Marie Fallon Davis aka Marie F. Davis
Marie Fallon Davis aka Marie F. Davis

Signed, sealed and delivered in our presence:

Jeff Culla
1st Witness Signature

Wendy Kryger
2nd Witness Signature

Print Name: Jeffrey Culla

Print Name: Wendy Kryger

Address: 12 Schiller Street
Binghamton NY 13905

Address: 939 Gillen Dr
Binghamton, NY 13903

State of New York

County of Broome

The Foregoing Instrument Was Acknowledged before me by means of physical presence or () online notarization on March 29, 2026 by **Marie Fallon Davis aka Marie F. Davis**, who () is/are personally known to me or who produced a valid driver License as identification.

Wendy Kryger
Notary Public Signature
Printed Name: Wendy Kryger
My Commission Expires: 1-04-2027

(NOTARY SEAL)

