

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026045945 2 PG(S)**

4/8/2026 1:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3477483



Prepared by and Return to:
Patty Reaves , an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

Doc Stamp-Deed: \$119.00

File No.: 263641-91

WARRANTY DEED

This indenture made on **April 08, 2026** by **Gwendolyn G. Carter, a single woman**, whose address is: 3825 Dock View Lane, Missouri City, TX 77459 hereinafter called the "grantor", to **Richard Hansen and Kristy Hansen, husband and wife**, whose address is: 5132 Inverness Street, 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 41, Block 731, TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to plat thereof as recorded in Plat Book 13, Page 8, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **1144073141**

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.

Gwendolyn G. Carter

Gwendolyn G. Carter

Signed, sealed and delivered in our presence:

Joe Youanes

1st Witness Signature

Madeleine Hernandez

2nd Witness Signature

Print Name: Joseph Youanes

Print Name: Madeleine Hernandez

Address: 41647 Alden Dr. Clinton Twp MI 48038

Address: 200 E Las Olas Blvd

Fort Lauderdale, FL 33301

State of Michigan

County of Macomb

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (✓) online notarization on 4/7/2026, by **Gwendolyn G. Carter**, who () is/are personally known to me or who (✓) produced a valid Drivers License as identification.

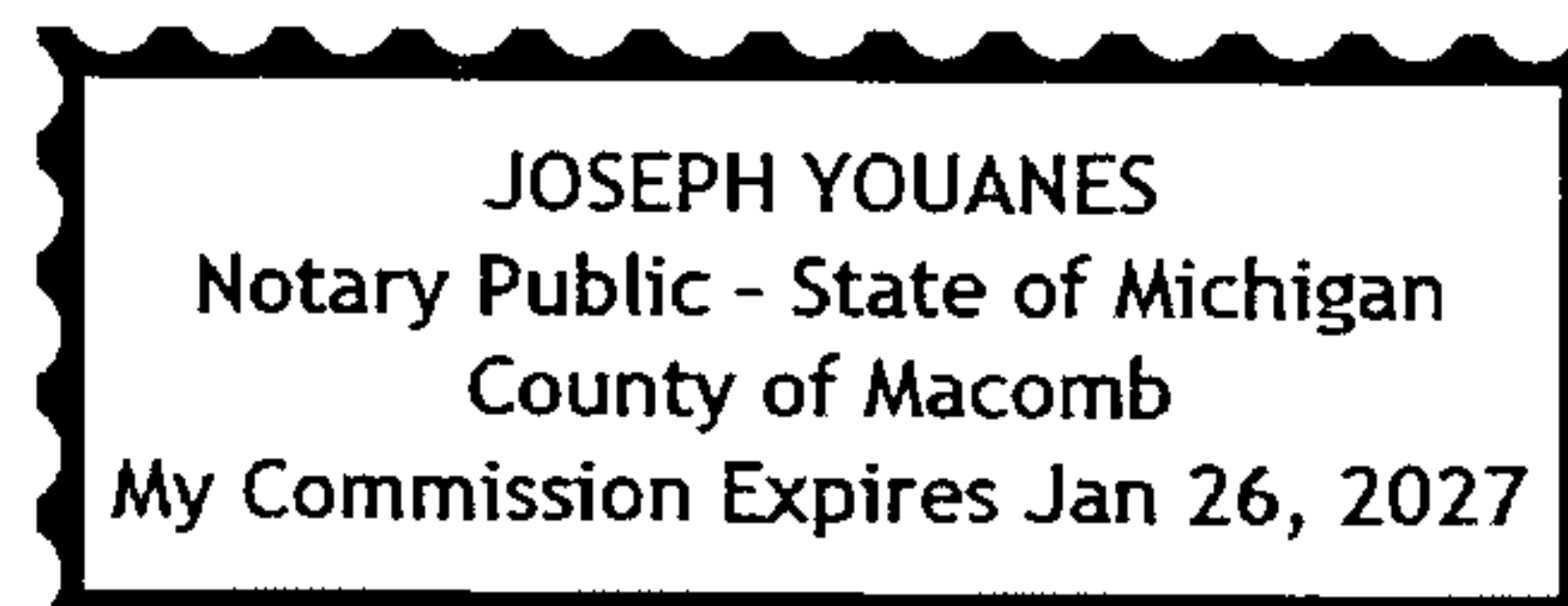
Joe Youanes

Notary Public Signature

Printed Name: Joseph Youanes

My Commission Expires: 1/26/2027

(NOTARY SEAL)



Completed via Remote Online Notarization using 2 way Audio/Video technology.