

Rec-18.50
DOC-770.00

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026048106 2 PG(S)**

4/13/2026 2:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479329

Doc Stamp-Deed: \$770.00

Prepared by and Return To:

Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-157389

APN/Parcel ID(s): 0789013093

WARRANTY DEED

THIS WARRANTY DEED dated April 13, 2026, by Noreen P. Cerqua, hereinafter called the grantor, to John E. Graney and Dawn M. Graney, husband and wife, whose post office address is 346 Mariner Dr, North Port, FL 34287, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Unit 346 of Harbor Isles Condominium, Section III, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1363, Page(s) 1210, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Together with the mobile home located thereon; the year, make, model and identification numbers thereof to be provided.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

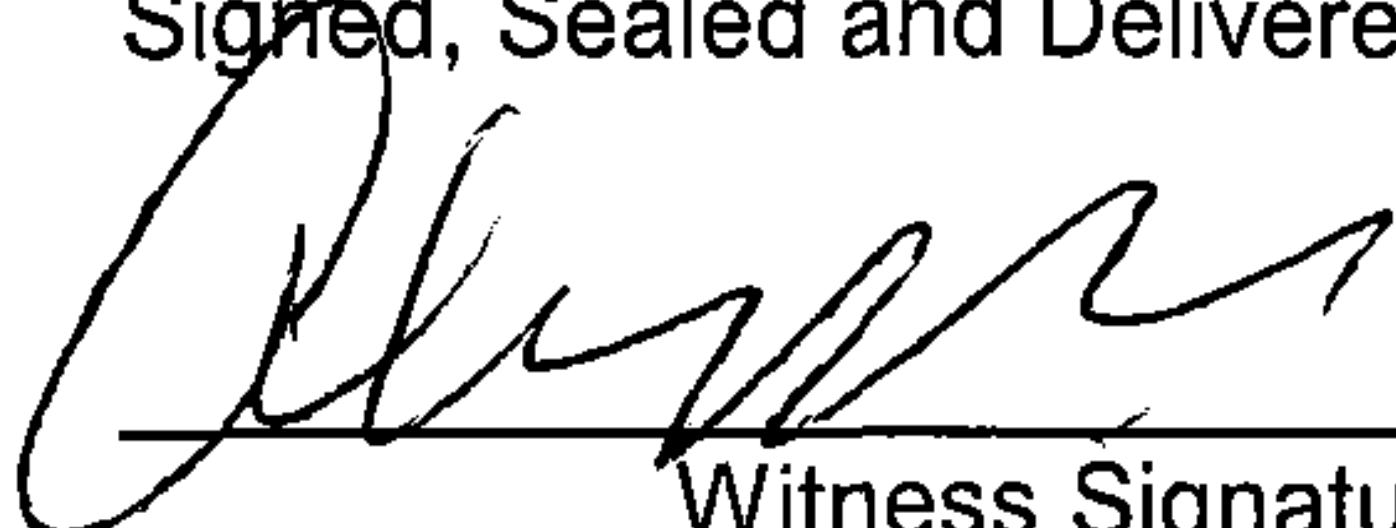
TO HAVE AND TO HOLD the same in Fee Simple forever.

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.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

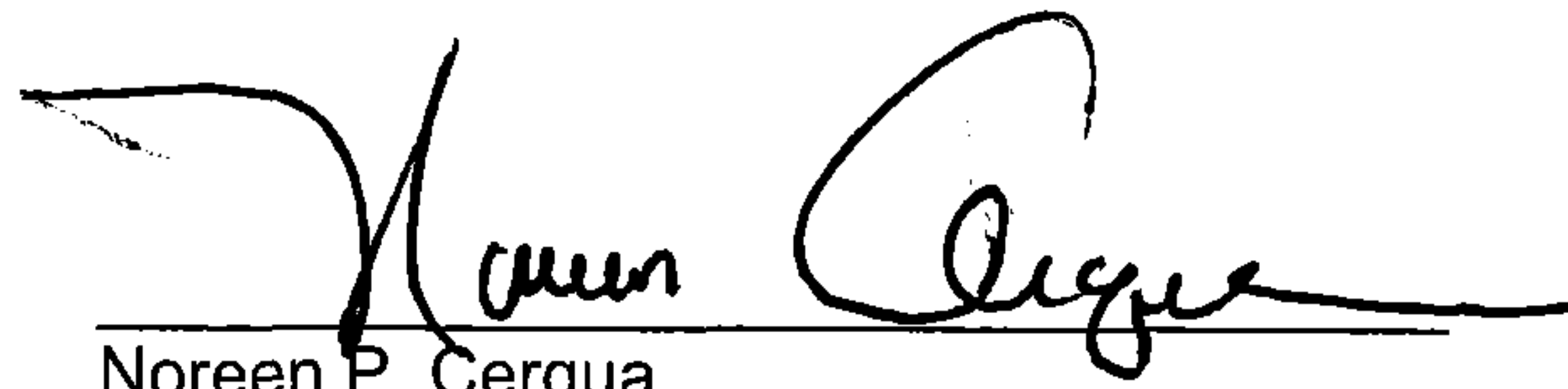
Signed, Sealed and Delivered in the presence of:



Witness Signature #1

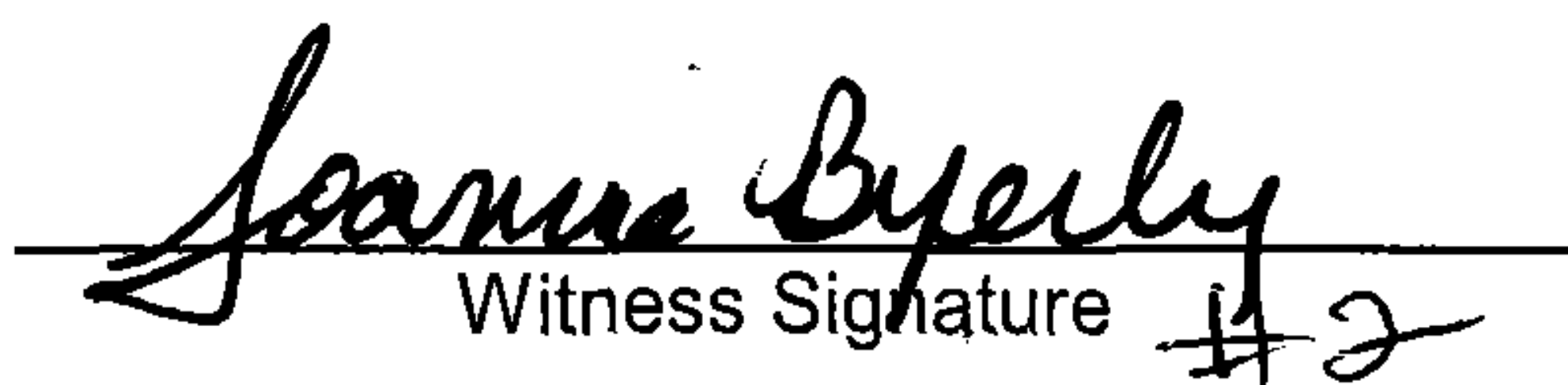
Alyson Rockwood
Print Name

Address: 89 Spencer St.
Millis MA 0204



Noreen P. Cerqua

Address: 624 Common St
Walpole, MA 02081



Witness Signature #2


Joanna Byerly
Print Name

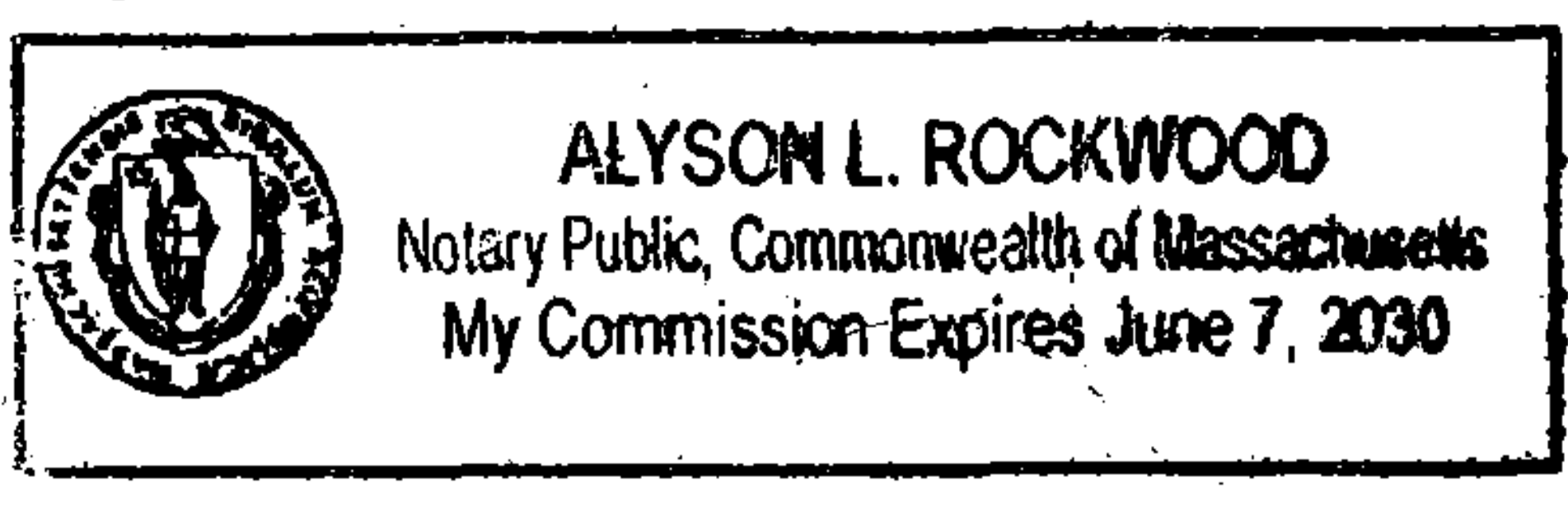
Address: 485 E. Central St Apt 80
Franklin, MA 02038

State of Massachusetts

County of Norfolk

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 9th day of April, 2026, by Noreen P. Cerqua, to me known to be the person described in or who has produced MA Drivers License as identification and who executed the foregoing instrument and she acknowledged that she executed the same.


Name: Alyson Rockwood
Notary Public and for the State of MA
My Commission Expires: 6/7/2030



TWO DIFFERENT WITNESSES REQUIRED
SIGN AND PRINT YOUR NAME