

4/16/2026 1:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481308



Prepared by and Return to:
Linda Raphial, an employee of
First International Title, LLC
223 Taylor Street, Ste 1120
Punta Gorda, FL 33950
File No.: 264373-92

Doc Stamp-Deed: \$2,275.00

(Space Above This Line For Recording Data)

WARRANTY DEED

This indenture made on April 15, 2026 by **George S. Vana and Donna R. Vana, husband and wife** whose address is: 2500 Allegheny Lane, North Port, FL 34286-1127, hereinafter called the "grantor",

to **Michael Bemis and Sondra Bemis, husband and wife**

whose address is: 11910 Schenenberg Road, Guys Mills, PA 16327,

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 18, Block 134, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 12, Page(s) 20, 20A through 20Z, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0988013418

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.

George S. Vana
George S. Vana

Donna R. Vana
Donna R. Vana

Signed, sealed and delivered in our presence:

Devon Bluse
1st Witness Signature

Linda Raphael
2nd Witness Signature

Print Name: Devon Bluse

Print Name: Linda Raphael

Address: 223 Taylor St. #1120
Punta Gorda FL 33950

Address: 223 Taylor St #1120
Punta Gorda FL 33950

State of Florida
County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or ()
online notarization on this 14th day of April, 2026, by **George S. Vana and Donna R. Vana**,
who () is/are personally known to me or who () produced a valid Drivers License as
identification.

Devon Bluse
Notary Public Signature
Printed Name: Devon Bluse
My Commission Expires: 8/23/26

(NOTARY SEAL)

