

Rec. 18.50
DOL-952.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026050309 2 PG(S)

Prepared by and Return To:
Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-158719

4/16/2026 2:09 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3481342

Doc Stamp-Deed: \$952.00

APN/Parcel ID(s): 0789012027

WARRANTY DEED

THIS WARRANTY DEED dated April 16, 2026, by Patricia A. Jones, a single woman, hereinafter called the grantor, to Kathy L. Aversa and Alexander A. Aversa, wife and husband, whose post office address is 17349 State Hwy 8, Centerville, PA 16404, 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 145 of Harbor Isles Condominium, Section II, 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 that certain doublewide mobile home with ID No. FLFL2AA49793257 and FLFL2BA49793257.

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

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:

Teri L Kross
Witness Signature #1

Patricia A Jones
Patricia A. Jones

Teri L Kross
Print Name

Address: 592 Monroe Blvd
Freedom, PA 15042

Address: 594 Monroe Blvd
Freedom Pa 15042

Faith Holcomb
Witness Signature #2

Faith Holcomb
Print Name

Address: 20436 Rte 19 Ste 620
Cranberry Twp, PA 16066

State of Pennsylvania

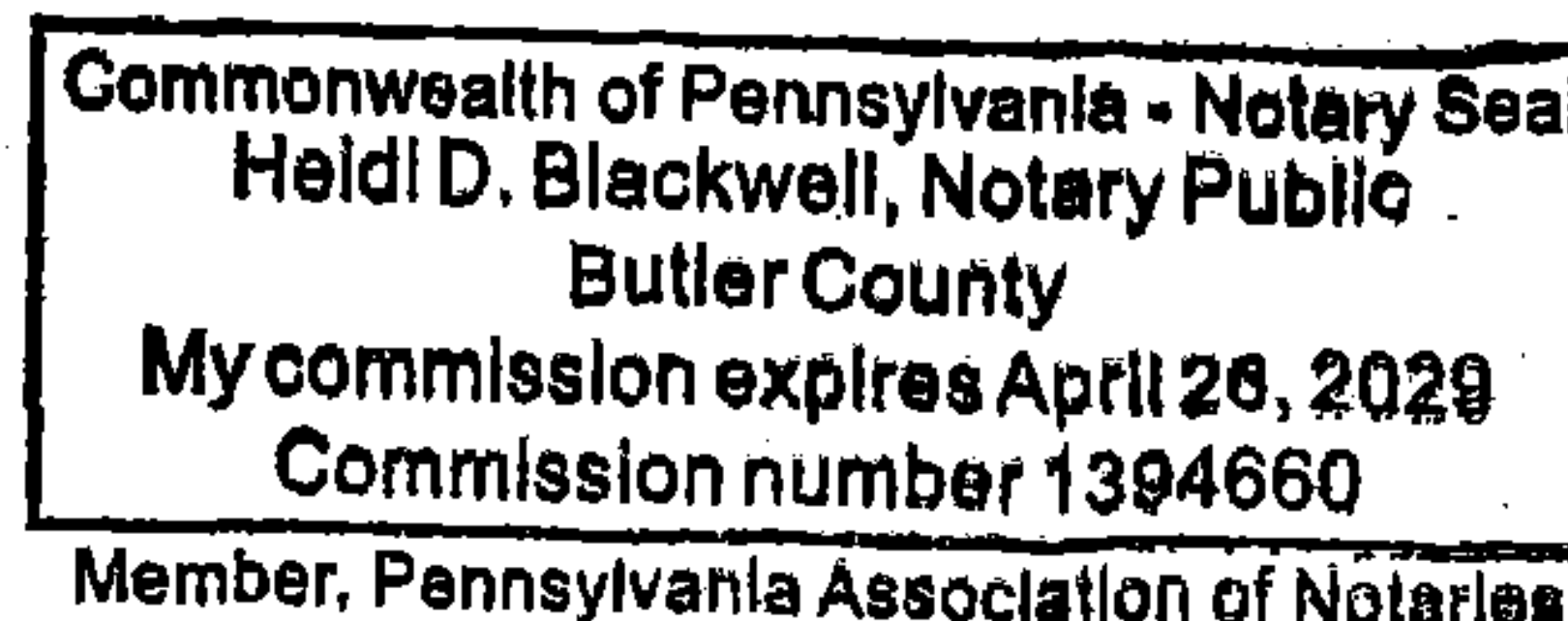
County of Butler

The foregoing instrument was acknowledged before me by means of [physical presence or [] online notarization, this 13th day of April, 2026, by Patricia A. Jones, to me known to be the person described in or who has produced FL Drivers license as identification and who executed the foregoing instrument and she acknowledged that she executed the same.

Heidi D Blackwell

Notary Public
Print Name: Heidi D. Blackwell
Notary Public in and for the State of Pennsylvania
My Commission Expires: 1394660

(SEAL)



TWO DIFFERENT WITNESSES REQUIRED
SIGN AND PRINT YOUR NAME