

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026050977 2 PG(S)**

Prepared by and return to:
Misty M. Clausen
ELT of Sarasota County
866 South Tamiami Trail
Port Charlotte, FL 33953

4/17/2026 12:57 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3481979

File No PC-26-55

Doc Stamp-Deed: \$2,135.00

Parcel Identification No 0971-06-4930

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 17th day of April, 2026 between **Richard Failla and Ann Marie Failla, husband and wife**, whose post office address is 37533 Gill Avenue, Zephyrhills, FL 33541, of the County of Pasco, Florida, Grantor, to **Mackenzie Stubbs, a single woman**, whose post office address is 2948 Cordova Terrace, North Port, FL 34291, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 30, Block 649, Fourteenth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 13, Page(s) 13, 13A through 13Q, inclusive, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Richard Failla
Richard Failla

Ann Marie Failla
Ann Marie Failla

866 Tamiami Trail, Suite 1
Port Charlotte, FL 33953
WITNESS 1 ADDRESS

866 Tamiami Trail, Suite 1
Port Charlotte, FL 33953
WITNESS 2 ADDRESS

M. Misty Blaine
WITNESS
PRINT NAME: Misty Blaine

Jason R. Ester
WITNESS
PRINT NAME: Jason R. Ester

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of April, 2026, by Richard Failla and Ann Marie Failla, who is/are personally known to me or who has/have produced DL as identification.

M. Misty Blaine
Signature of Notary Public

Print, Type/Stamp Name of Notary

