

4/23/2026 1:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484768

Doc Stamp-Deed: \$3,150.00

Prepared by and return to:

Michael M. Wilson
Attorney at Law
Olmsted & Wilson, P.A.
17801 Murdock Circle Suite A
Port Charlotte, FL 33948
941-624-2700
File Number: 9259.00001

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Warranty Deed

This Warranty Deed made this 23rd day of April, 2026 between MARK M. TIMMONS, as Personal Representative of the Estate of MARK ALAN STERN a/k/a MARK STERN, deceased whose post office address is C/O Mark M. Timmons (PR), 6556 River Road, New Port Richey, FL 34652, grantor, and JOSE MERLO, JR and SKYELAR MERLO, husband and wife whose post office address is 2758 Morrietta Lane, North Port, FL 34286, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

Lot 2, Block 340, Fifth Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 11, Page 33, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0987034002

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

✓ D. Connell
Witness Name: D. Connell
Witness Address: 405419 Main Street
Newport Richey FL 34652

✓ Mark M Timmons
MARK M. TIMMONS, as Personal Representative of the
Estate of MARK ALAN STERN

✓ Danielle Evans
Witness Name: Danielle Evans
Witness Address: 405419 Main St.
Newport Richey, FL 34652

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of April, 2026 by MARK M. TIMMONS, as Personal Representative of the Estate of MARK ALAN STERN of the estate of MARK ALAN STERN, deceased, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

✓ Danielle Evans
Notary Public

Printed Name: _____

My Commission Expires: _____

