

4/23/2026 4:24 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3484981

Doc Stamp-Deed: \$116.20

Prepared by and return to:

Lisa K. Hillman
NORTH PORT TITLE, LLC
13801 Tamiami Trail Suite C
North Port, FL 34287
941-423-0360
260231

Page 1 of 2

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Warranty Deed

This Warranty Deed made this 23 day of April 2026, between **Mary Elizabeth Trifiletti, a single woman** whose post office address is **22490 Madelyn Avenue, Port Charlotte, Florida 33954**, grantor, and **Scott A. Kirsch and Kathryn J. Kirsch, Trustees of the Scott A. Kirsch and Kathryn J. Kirsch Revocable Living Trust dated February 12, 2026** whose post office address is **2690 Barry Road, North Port, Florida 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 14, Block 1122, Twenty-Fifth Addition to Port Charlotte Subdivision, as per Plat thereof recorded in Plat Book 15, Page 2, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0961112214

Grantor herein covenants that the above-described property is vacant, unimproved land and is not adjacent to nor contiguous to any other land owned by the Grantor.

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, 2024**.

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:

Lisa Hillman

Witness

Lisa Hillman

Witness Name Printed

13801 Tamiami Trl, Ste C, North Port, FL 34287

Mary Elizabeth Trifiletti

Mary Elizabeth Trifiletti

Cynthia M Ehлке

Witness

CYNTHIA M EHLKE

Witness Name Printed

13801 Tamiami Trl, Ste C, North Port, FL 34287

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 23 of April, 2026 by Mary Elizabeth Trifiletti, who is personally known or has produced a driver's license as identification.

(Notary Seal)

Lisa Hillman

Notary Public

Printed Name: _____

My Commission Expires: _____

