

4/27/2026 12:49 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3485777

Prepared by and After  
Recording Return to:  
Properties Title, LLC  
Attn: Maurice Azerad, Esq.  
5218 Paylor Ln.  
Sarasota, FL 34240  
As a necessary incident to the fulfillment  
of conditions contained in a title insurance  
commitment issued by it.

Doc Stamp-Deed: \$2,274.30

File No: 2026-03-4454

Parcel ID Number: 0955071204

## WARRANTY DEED

This WARRANTY DEED, made April 24, 2026, by **ANTHONY SERRA, A MARRIED MAN**, whose address is 11424 Harbourside Lane, Parrish, FL 34219 (the "Grantor"), to **LANCE HARRIS AND JESSICA HARRIS, HUSBAND AND WIFE**, whose address is 5629 Crenshaw Lane, North Port, FL 34286 (the "Grantee");

(Whenever used herein the term "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 THREE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$324,900.00) and other valuable consideration, 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 4, BLOCK 712, SEVENTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or part of homestead property.

**Subject**, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 for all covenants,

-SIGNATURES APPEAR ON NEXT PAGE(S)-

conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

**In Witness Whereof**, the Grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

*Dineshwar Lall*

Signature

Witness Printed Name Dineshwar Lall

Witness #1 Address 22434 Peachland Blvd  
Port Charlotte FL 33954

*Anthony Serra*

Anthony Serra

*Rabina Lall*

Signature

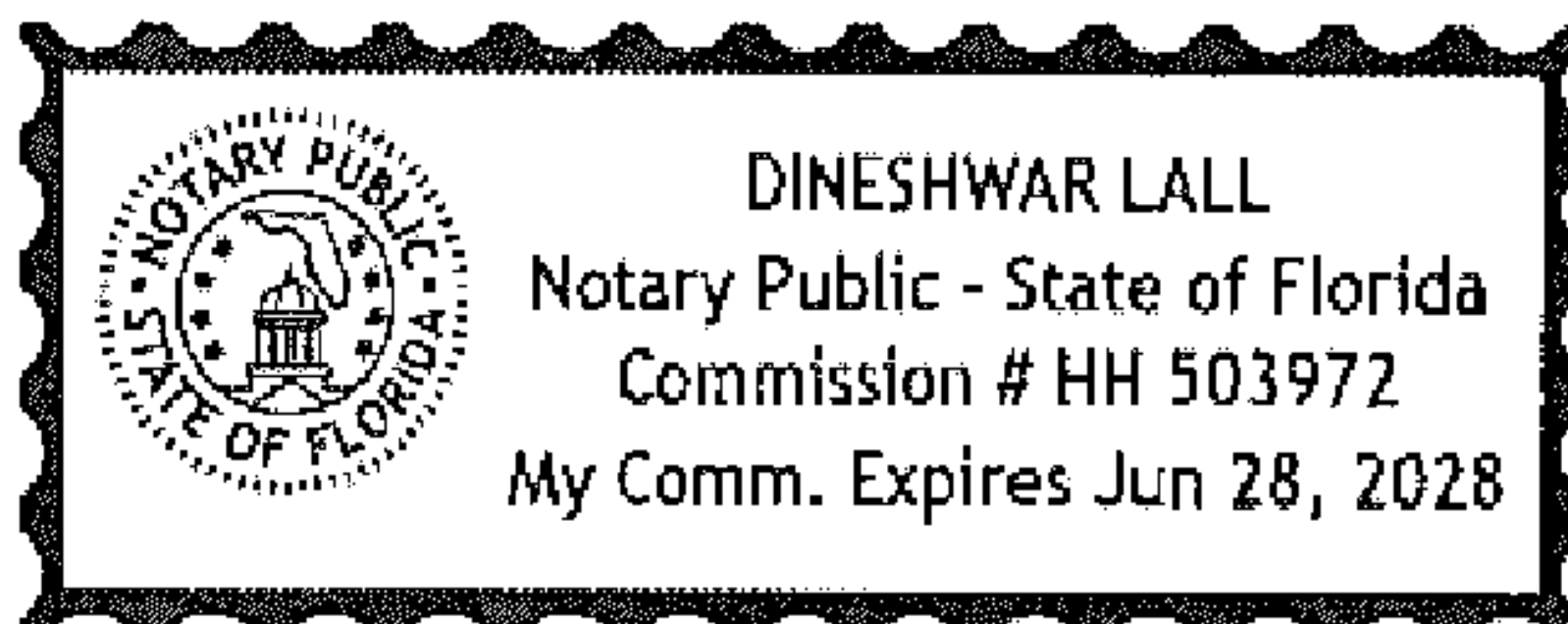
Witness Printed Name Rabina Lall

Witness #2 Address 22434 Peachland Blvd  
Port Charlotte FL 33954

State of Florida  
County of Charlotte

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on 21st day of April, 2026, by Anthony Serra, a married man, who is/are  personally known to me or who has/have  produced drivers license as identification.

Notarized online using audio-video communication



*Dineshwar Lall*

Notary Public

Print Name: Dineshwar Lall

My Commission Expires: 06/28/2028