

Prepared by, Record and Return To:
Neal Sissons
Cape Coral Title
1307 Cape Coral Pkwy E.
Cape Coral, Florida 33904
File Number: C26-04028

4/27/2026 2:15 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3485994

Doc Stamp-Deed: \$210.00

General Warranty Deed

Made this 24th day of April, 2026, A.D. By **EMMANUELLE PORCHER** and **ANTHONY PORCHER**, whose address is: **32 RUE DE DANUBE 44470 CARQUEFOU, FRANCE**, hereinafter called the grantor, to **PAUL HARRYMAN** and **JEAN HARRYMAN, Husband and Wife**, whose address is: **2034 S Haberland Blvd, North Port, Florida 34288**, hereinafter called 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, the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, 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, viz:

Lot 35, Block 1576, 32ND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 16, 16A through 16L, inclusive, of the Public Records of Sarasota County, Florida.

Subject TO covenants, restrictions, and easements of record, if any.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 1137157635,

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 for the calendar year 2026.

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

Signed, sealed and delivered in our presence:

TWO Separate Witnesses Required

Signé par :
Arnaud Aznavourian
Witness ID: 834BE9C94FBF4C3...
Printed Name: Arnaud Aznavourian
Address: 1492 Birchcrest Blvd
Port Charlotte, FL 33952

Signé par :
Anthony Porcher (L.S.)
Witness ID: 779C2083094C970...
ANTHONY PORCHER

Signed by:
Miriam Perez
Witness ID: 830CABC5D3404DB...
Printed Name: Miriam Perez
Address: 7157 Narcoossee Rd #1578
Orlando, FL 32832

Signé par :
Emmanuelle Porcher (L.S.)
Witness ID: 830CABC5D3404DB...
EMMANUELLE PORCHER

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 24th day of April, 2026, by **EMMANUELLE PORCHER** and **ANTHONY PORCHER**, who is/are personally known to me or who has produced Passport (France) as identification.

MIRIAM PEREZ
NOTARY PUBLIC
STATE OF FLORIDA
Commission #HH447220
My Commission Expires 11/18/2027
ONLINE NOTARY

Signed by:
Miriam Perez
Notary Public Signature: 830CABC5D3404DB...
Notary
Printed Name: Miriam Perez
My Commission Expires: Nov. 18th, 2027