

4/27/2026 2:25 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3486012

Doc Stamp-Deed: \$2,100.00



Prepared by and Return to:
Michelle Wertz, an employee of
First International Title, LLC
2828 S. McCall Road, Suite 216
Englewood, FL 34224

File No.: 265106-93

WARRANTY DEED

This indenture made on **April 27, 2026** by **Sara Ann Monagle, a single woman**, whose address is: 7 King Street, Reading, MA 34223 hereinafter called the "grantor", to **David Glenn Wertz, a single man and Cynthia H. McDermott, a single woman, as joint tenants with rights of survivorship**, whose address is: 111 Summer St Apt 7, Haverhill, MA 01830, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 33, Oak Forest Phase 1, according to the plat thereof, as recorded in Plat Book 43, Page(s) 36, 36A through 36G, of the Public Records of Sarasota County, Florida.
Parcel Identification Number: **0495020035**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

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

Sara Ann Monagle by William J. Monagle, Jr. as Attorney in Fact
Sara Ann Monagle by William J. Monagle, Jr. as Attorney in Fact

Signed, sealed and delivered in our presence:

William E Stone
1st Witness Signature

Wendy L Sawyer
2nd Witness Signature

Print Name: William E Stone

Print Name: Wendy L Sawyer

Address: 20 Foliage Lane
Laconia NH 03246

Address: PO BOX 142
Lochmere NH 03252

State of NH

County of Belknap

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 4/23/24, by **William J. Monagle, Jr. as Attorney in Fact for**

Sara Ann Monagle, who () is/are personally known to me or who () produced a valid Drivers License as identification.

Wendy L Sawyer
Notary Public Signature

Printed Name: Wendy L Sawyer
My Commission Expires: 8/2/28

(NOTARY SEAL)

