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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486800

Prepared by and return to:

Janelle Smith  
NORTH PORT TITLE, LLC  
13801 Tamiami Trail Suite C  
North Port, FL 34287  
941-423-0360  
260198

Doc Stamp-Deed: \$2,863.00

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## Warranty Deed

**This Warranty Deed** made this 28 day of April 2026, between **Joanne Cunningham, a single woman** whose post office address is **1546 Gourmet Road, North Port, Florida 34288**, grantor, and **Anthony A. Rule, Jr. and Carmela J. Rule, husband and wife** whose post office address is **2352 Marton Oak Blvd, North Port, Florida 34289**, 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 23, Block 88, CEDAR GROVE PHASE 1B, according to the map or plat thereof, as recorded in Plat Book 46, Pages 22, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 1114050046**

**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:

Janelle Smith  
Witness  
Janelle Smith  
Witness Name Printed  
13801 Tamiami Trl, Ste C, North Port, FL 34287

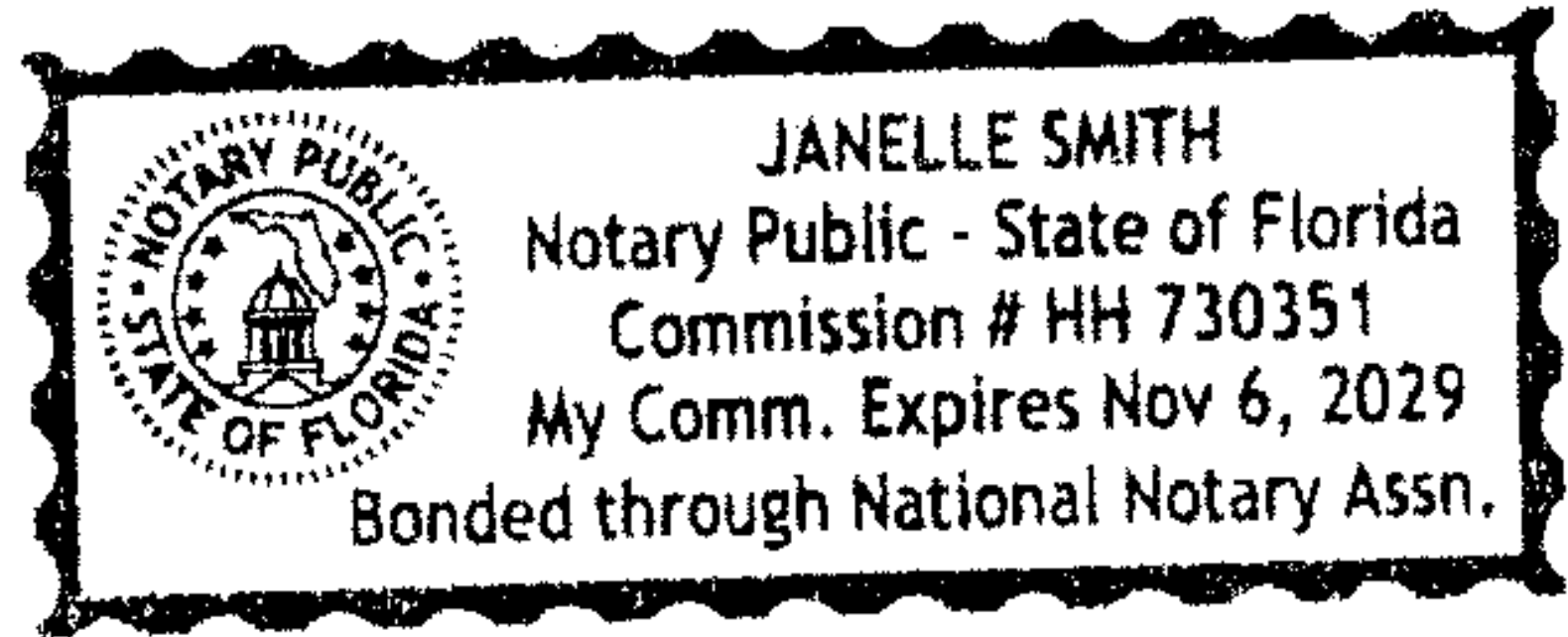
Joanne Cunningham  
Joanne Cunningham

Leslie Walsn  
Witness  
Leslie Walsn  
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  physical presence or  online notarization, this 27 of April, 2026 by Joanne Cunningham, a single woman, who  is personally known or  has produced a driver's license as identification.

(Notary Seal)



Janelle Smith  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_