

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026056913 2 PG(S)**

Prepared by and return to:
Misty M. Clausen
ELT of Sarasota County
866 South Tamiami Trail
Port Charlotte, FL 33953

4/29/2026 11:21 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3487092

File No PC-26-48

Doc Stamp-Deed: \$3,437.00

Parcel Identification No 1118-16-7841

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28th day of April, 2026 between Nestor M. Morales and Deniss Morales, husband and wife, whose post office address is 28180 75th Avenue East, Myakka City, FL 34251, of the County of Manatee, Florida, Grantor, to Joanne Cunningham, an unmarried woman, and Robert Lee Lopez, Jr. and Tammie Lopez, husband and wife, as joint tenants with right of survivorship, whose post office address is 1546 Gourmet Road, North Port, FL 34288, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lots 41 and 42, Block 1678, Thirty-Third Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 15, Page(s) 17, 17A through 17N, of the Public Records of Sarasota County, Florida.

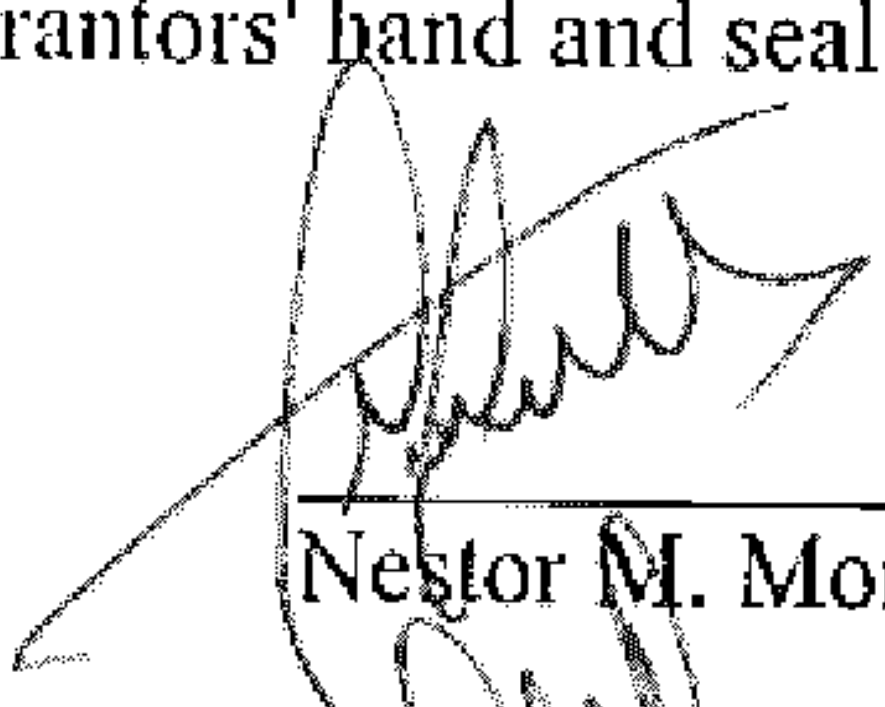
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

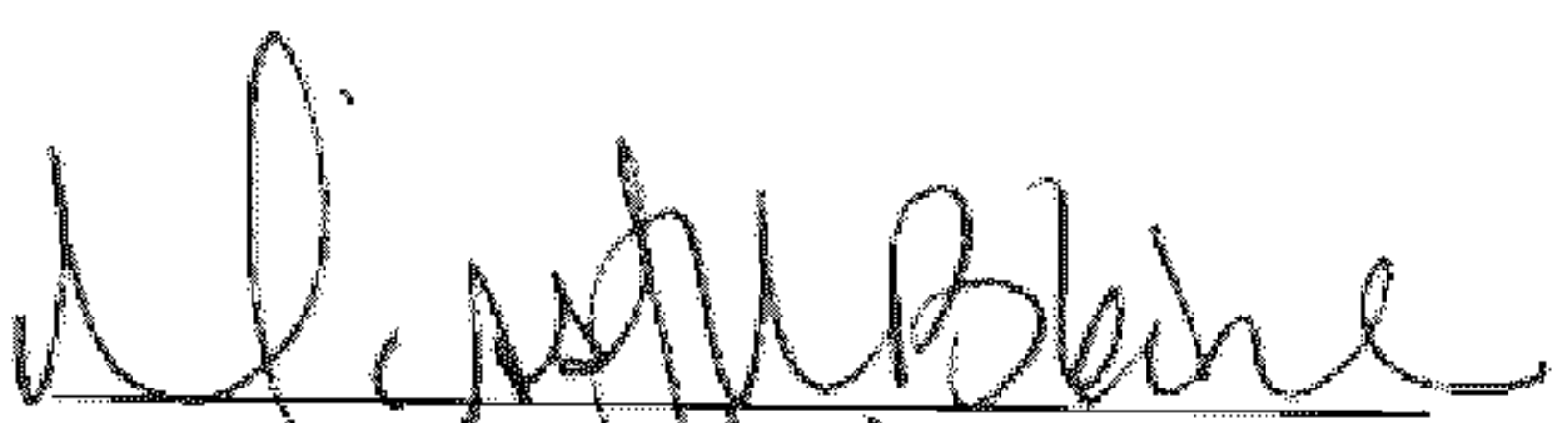


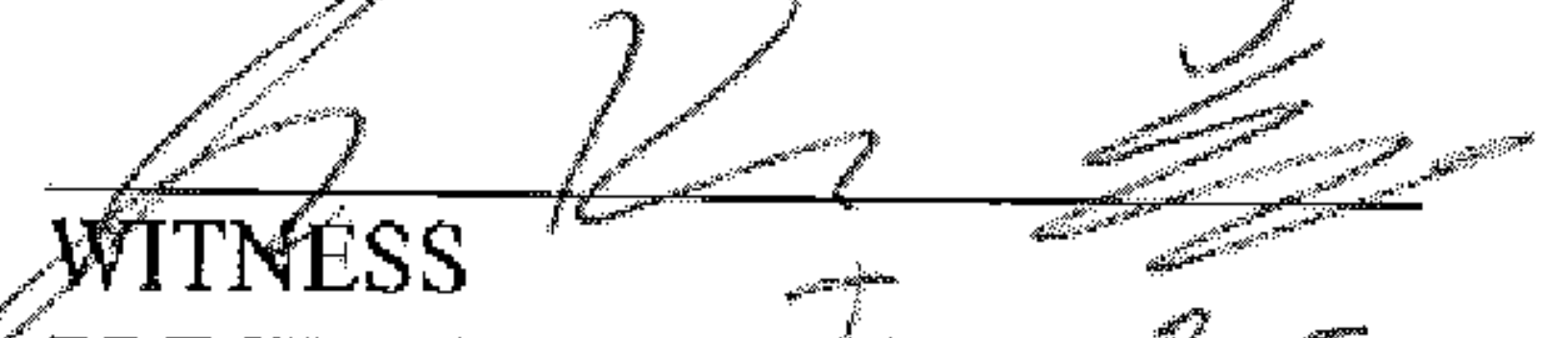
Nestor M. Morales

Deniss Morales
866 Tamiami Trail, Suite 1
Port Charlotte, FL 33953


WITNESS 1 ADDRESS
866 Tamiami Trail, Suite 1
Port Charlotte, FL 33953

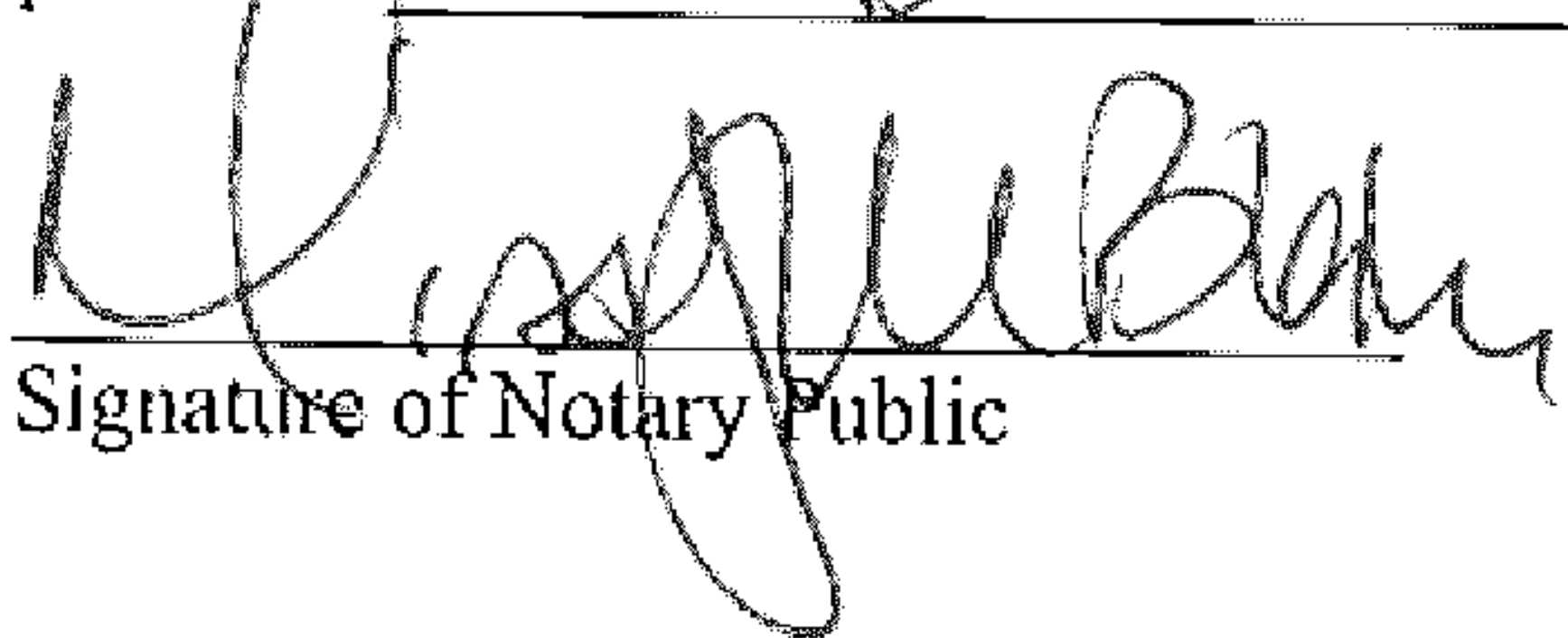
WITNESS 2 ADDRESS


WITNESS
PRINT NAME: Misty M. Blaine


WITNESS
PRINT NAME: Jason R. Ester

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of April, 2026, by Nestor M Morales and Deniss Morales, who is/are personally known to me or who has/have produced  as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

