

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026057208 3 PG(S)**

Prepared by and return to:

Devan P. Spinelli, Esq.  
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Venice, FL 34285  
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File No 4674-26SW-FL

4/29/2026 1:56 PM

**KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3487309

**Doc Stamp-Deed: \$1,974.00**

Parcel Identification No 0992275926

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## **WARRANTY DEED**

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

**This indenture made the 29th day of April, 2026 between Edward A. Gay, Jr. and Jenifer J. Gay, husband and wife,** whose post office address is **4049 Fontainebleau Street, North Port, FL 34287**, of the County of Sarasota, State of Florida, Grantors , to **Joseph Robert Choueiki, a single man**, whose post office address is **110 Ciboa Avenue, North Port, FL 34287**, of the County of Sarasota, State of Florida, Grantee:

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Lot 26, Block 2759, Fifty Fifth Addition to Port Charlotte Subdivision, a Subdivision, according to the Plat thereof, recorded in Plat Book 22, Page(s) 40, 40A through 40E, inclusive, 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** Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors 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:

Obier Miranda

WITNESS #1 SIGNATURE

Obier Miranda

WITNESS #1 PRINTED NAME

9415 Sunset Dr Miami, FL 33173

WITNESS #1 ADDRESS

Ashley Postell

WITNESS #2 SIGNATURE

Ashley Postell

WITNESS #2 PRINTED NAME

476 Riverside Ave #198 Jacksonville, FL 32202

WITNESS #2 ADDRESS

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (x) online notarization, this 29th day of April, 2026, by Edward A. Gay, Jr, ( ) who is/are personally known to me or (x) who has/have produced DRIVER LICENSE as identification.

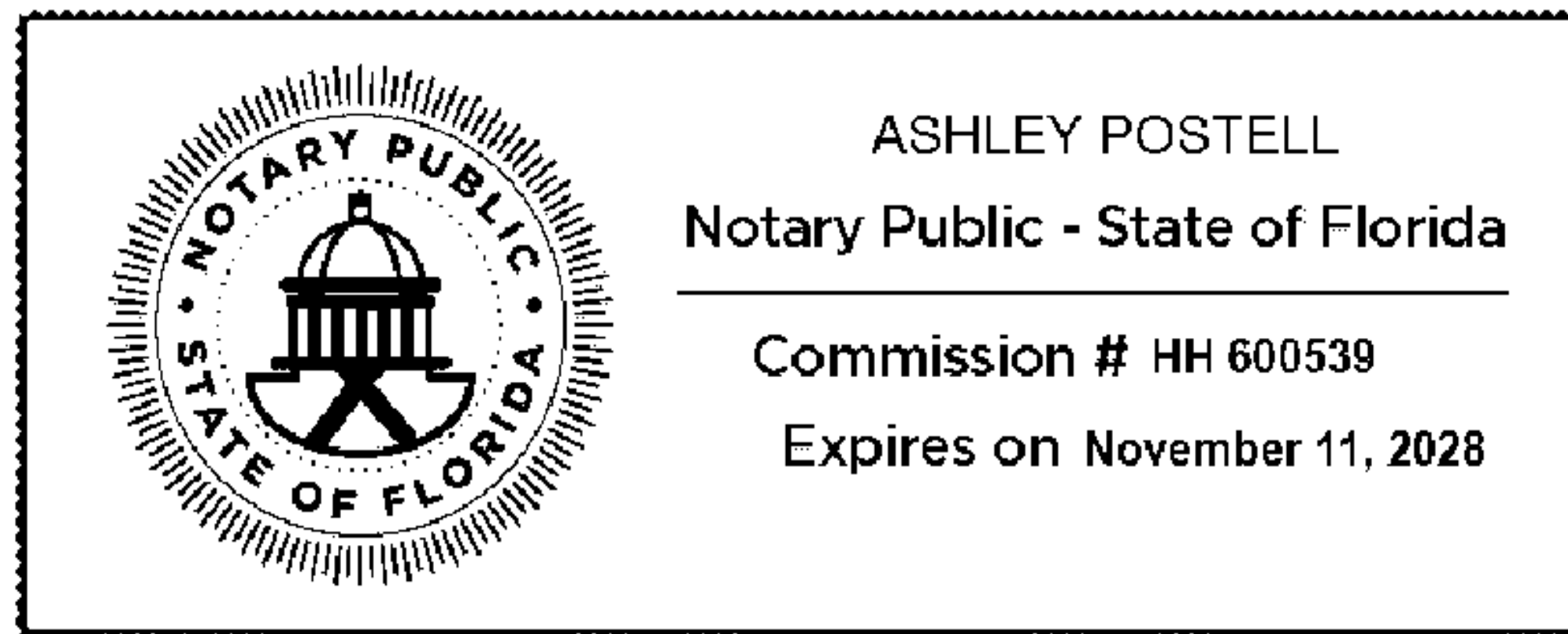
Notarized remotely online using communication technology via Proof.

Ashley Postell

Signature of Notary Public

Ashley Postell

Print, Type/Stamp Name of Notary



**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:*

John B Ortiz  
WITNESS #1 SIGNATURE

Jenifer J. Gay  
Jenifer J. Gay

John B Ortiz  
WITNESS #1 PRINTED NAME

261 nw 59th ct Miami FL 33126  
WITNESS #1 ADDRESS

Carrie Jennewein  
WITNESS #2 SIGNATURE

Carrie Jennewein  
WITNESS #2 PRINTED NAME

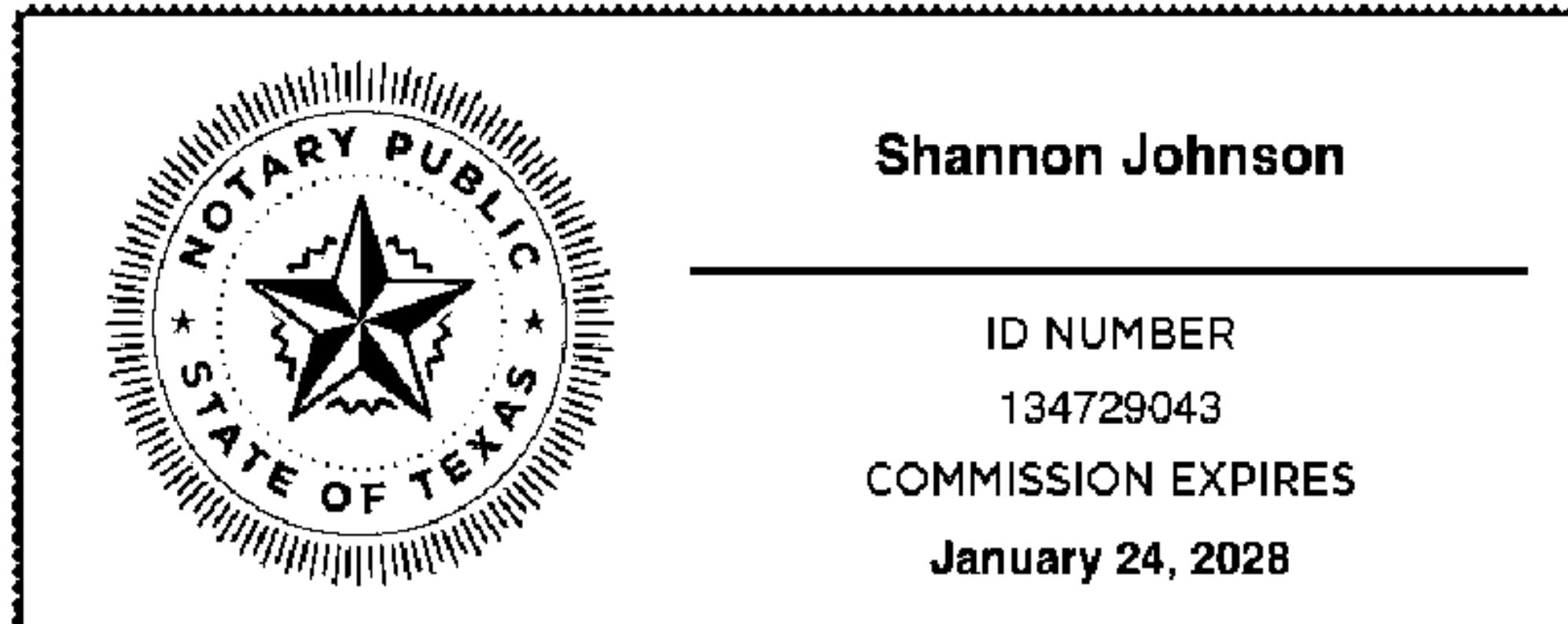
10031 Montague St. Tampa FL 33626  
WITNESS #2 ADDRESS

STATE OF Texas  
COUNTY OF Tarrant

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29th day of April, 2026, by Jenifer J. Gay,  who is/are personally known to me or  who has/have produced DRIVER LICENSE as identification.

[Signature]

Signature of Notary Public  
Notary Public, State of Texas  
Shannon Johnson  
Print, Type/Stamp Name of Notary



Electronically signed and notarized online using the Proof platform.