

4/30/2026 10:22 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3487647

This Instrument Prepared by and Return to:

Nacole Klootwyk

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260622

Parcel ID: **0967-05-9312**

Florida Documentary Stamps in the amount of \$133.00 have been paid hereon.

Doc Stamp-Deed: \$133.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **30th day of April, 2026** by
Carl Frederick Kunzi, IV and Lisa Marie Kunzi, Husband and Wife,
whose post office address is 13873 Township Road 63, Glenford, OH 43739,
herein called the Grantor, to

Gabriela Lopez and Oscar Hernandez, Wife and Husband,
whose post office address is 5270 Adina Circle, North Port, FL 34291,
hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of NINETEEN THOUSAND AND 00/100 (**\$19,000.00**) 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, State of Florida, viz.:

Lot 12, Block 593, EIGHTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 14, Page 6, of the Public Records of Sarasota County, Florida.

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, and hereby 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 January 1, 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 the presence of:

Witness #1:

Sheryl Bartell

Signature

Sheryl Bartell

Printed Name

103 E. Main St Hebron, Oh 43025

Full Address

Carl Frederick Kunzi, IV

Signature

Lisa Marie Kunzi

Printed Name

Witness #2:

Priscilla M. Spitzer

Signature

Priscilla M. Spitzer

Printed Name

103 E. Main St. Hebron, OH 43025

Full Address

STATE OF Ohio

COUNTY OF Licking

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of **April, 2026**, by Carl Frederick Kunzi, IV and Lisa Marie Kunzi, who is/are personally **known to me** or who has/have produced Drivers License as identification.

Beverly R. Parr
Signature of Notary Public

Beverly R. Parr
Print, Type/Stamp Name of Notary

Seal / Stamp



BEVERLY PARR
Notary Public
State of Ohio
My Comm. Expires
May 29, 2027