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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489847



Doc Stamp-Deed: \$1,624.00

Prepared by and Return to:
Ranee Polis, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

File No.: 264937-95

WARRANTY DEED

This indenture made on **May 04, 2026** by **Victor N. Corzetto, a single man**, whose address is: 1003 John Delk Road, Hendersonville, NC 28792 hereinafter called the "grantor", to **Katrina Lehnert, a single woman**, whose address is: 3577 Junction Street, North Port, FL 34288, 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 12, Block 763, TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 13, Page(s) 8, 8A through 8V, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **1143076312**

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.

Victor N Corzetto
Victor N. Corzetto

Signed, sealed and delivered in our presence:

Dineshwar Lall
1st Witness Signature

Print Name: Dineshwar Lall

Address: 22434 Peachland Blvd
Port Charlotte FL 33954

Rabina Lall
2nd Witness Signature

Print Name: Rabina Lall

Address: 22434 Peachland Blvd
Port Charlotte FL 33954

State of Florida

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (✓) online notarization on April 30, 2026, by **Victor N. Corzetto**, who () is/are personally known to me or who (✓) produced a valid drivers license as identification.

Dineshwar Lall

Notary Public Signature
Printed Name: **Dineshwar Lall**
My Commission Expires: **06/28/2028**

(NOTARY SEAL)

Notarized online using audio-video communication

