

5/7/2026 10:44 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491021

Prepared by and Return to:
Heather Jacobs
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

Doc Stamp-Deed: \$84.00

File No.: NP-2026-3068
Parcel ID Number: 0958113603

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WARRANTY DEED

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

This indenture made the 5th day of May, 2026 between William Christopher Hartzell, a single man, Katie E. Kober f/k/a Kathleen J.A. Westermann, a single woman, and Jennifer-Leigh Deleskiewicz f/k/a Jennifer Leigh Neilsen, a married woman, whose post office address is 417 Walnut Street, Apt # 3, SunBury, PA 17801-3299, of the County of , Commonwealth of Pennsylvania, Grantors, to Scott D. Dionne and Terria A. Dionne, husband and wife, as tenants by the entirety, whose post office address is 3378 Dennis Street, North Port, FL 34286, of the County of Sarasota, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 3, Block 1136, Twenty-Fifth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 2, 2A through 2Q, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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 Grantees 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:

Tina Stepaniak
WITNESS 1 SIGNATURE
PRINT NAME: Tina Stepaniak

WITNESS 1 ADDRESS:
13175 N. Bull Run Rd
Prescott AZ 86305

Michael L. Johnson
WITNESS 2 SIGNATURE
PRINT NAME: MICHAEL L JOHNSON

WITNESS 2 ADDRESS:
25 GLEN OAKS DR
PRESOTT, AZ 86305

Thomas F. Lavalley Sr
William Christopher Hartzell by Thomas F. Lavalley Sr, his Attorney-In-Fact

Thomas F. Lavalley Sr
Katie E. Kober f/k/a Kathleen J.A. Westermann by Thomas F. Lavalley Sr, her Attorney-In-Fact

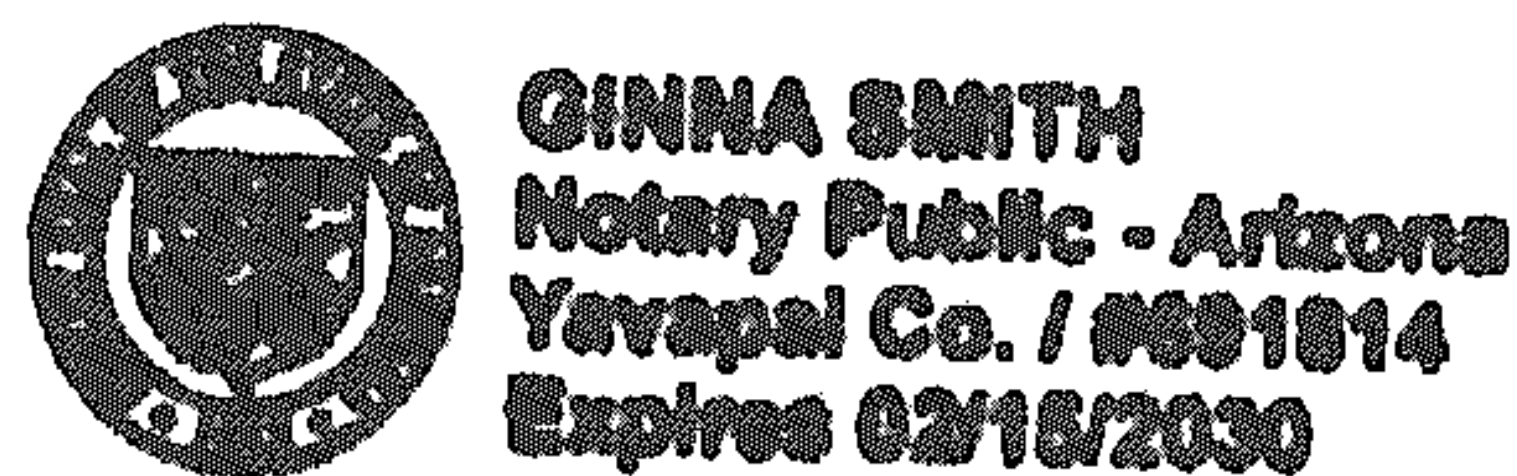
Thomas F. Lavalley Sr
Jennifer-Leigh Deleskiewicz f/k/a Jennifer Leigh Neilsen by Thomas F. Lavalley Sr, her Attorney-In-Fact

STATE OF Arizona
COUNTY OF Yavapai

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of May, 2026, by Thomas F. Lavalley Sr, as Attorney-In-Fact for William Christopher Hartzell, Thomas F. Lavalley Sr, as Attorney-In-Fact for Katie E. Kober f/k/a Kathleen J.A. Westermann, Thomas F. Lavalley Sr, as Attorney-In-Fact for Jennifer-Leigh Deleskiewicz f/k/a Jennifer Leigh Neilsen and, who is/are personally known to me or who has/have produced AZDL D01D86529 EXP 6/14/29 as identification.

Ginna Smith
Signature of Notary Public

Ginna Smith
Print, Type/Stamp Name of Notary



(NOTARY SEAL)