

5/7/2026 1:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491187

Prepared By/Record & Return To:

LEDBETTER COWAN LAW GROUP

JADA W. TERREROS, ESQ.

229 PENSACOLA ROAD

VENICE, FL 34285

TEL: 941-256-3965

Doc Stamp-Deed: \$0.70

Consideration: \$10.00

Document Stamp Tax: \$.70

[Space Above This Line Reserved For Recording Data]

WARRANTY DEED

This Warranty Deed made between **JOHN E. GERBER**, a married man, whose post office address is **824 Bayport Circle, Venice, FL 34292**, Grantor, and **MELISSA K. HUGHES and NICHOLAS D. HUGHES**, wife and husband, whose post office address is **1220 Gantry Rd., North Port, FL 34288**, Grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 (hereinafter "Subject Property"), situate, lying and being in SARASOTA County, Florida to-wit:

LOT 4, BLOCK 1655 OF THE THIRTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 17, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

Parcel Identification Number: **1118165504**

This instrument was prepared from information given by the parties hereto, and neither marketability of title nor accuracy of description is guaranteed, as the title of the property involved was not examined.

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 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; 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 31, 2025**.

And specifically, John E. Gerber warrants that at the time of this conveyance, the subject property is not his homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 7th day of May, 2026

Signed, sealed and delivered in our presence:

Leisha Fontecchio

Witness #1 Signature &
Printed Name: LEISHA FONTECCHIO
Address: 229 Pensacola Road, Venice, FL 34285

John E. Gerber

JOHN E. GERBER, Grantor

Heather Zbytowski

Witness #2 Signature &
Printed Name: HEATHER ZBYTNIOWSKI
Address: 229 Pensacola Road, Venice, FL 34285

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing was acknowledged before me by means of physical presence or online notarization on this the 7th day of May, 2026 by JOHN E. GERBER, who [choose one:] is personally known to me, or produced the following identification: Identification Card

[Notary Seal, if any]

Heather Zbytowski

(Signature of Notarial Officer)
Printed Name: HEATHER ZBYTNIOWSKI
Notary Public
My commission expires: _____

