

5/7/2026 3:05 PM

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

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260499

Parcel ID: **0993262913**

Florida Documentary Stamps in the amount of **\$1,763.30** have been paid hereon.

CSC

Receipt # 3491408

Doc Stamp-Deed: **\$1,763.30**

SPACE ABOVE THIS LINE FOR RECORDING DATA _____

WARRANTY DEED

THIS WARRANTY DEED, made the **7th day of May, 2026** by

Cynthia Grace Fallon, A Single Person and Cailan Rose Seavey, A Single Person

whose post office address is 3181 Nekoosa Street, North Port, FL 34287,

herein called the Grantor, to

Kimberly Federico and Noah Federico, Wife and Husband

whose post office address is 14419 Pambar Avenue, Port Charlotte, FL 33953,

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 TWO HUNDRED FIFTY ONE THOUSAND NINE HUNDRED AND 00/100 (**\$251,900.00**) 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 13, Block 2629, FIFTY SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 21, Pages 13, 13A through 13NN, 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:

Kim Moulton
Signature

Kimberly A. Moulton
Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

Cynthia Grace Fallon
Cynthia Grace Fallon

Witness #2:

Taylor Parr
Signature

Taylor Parr
Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

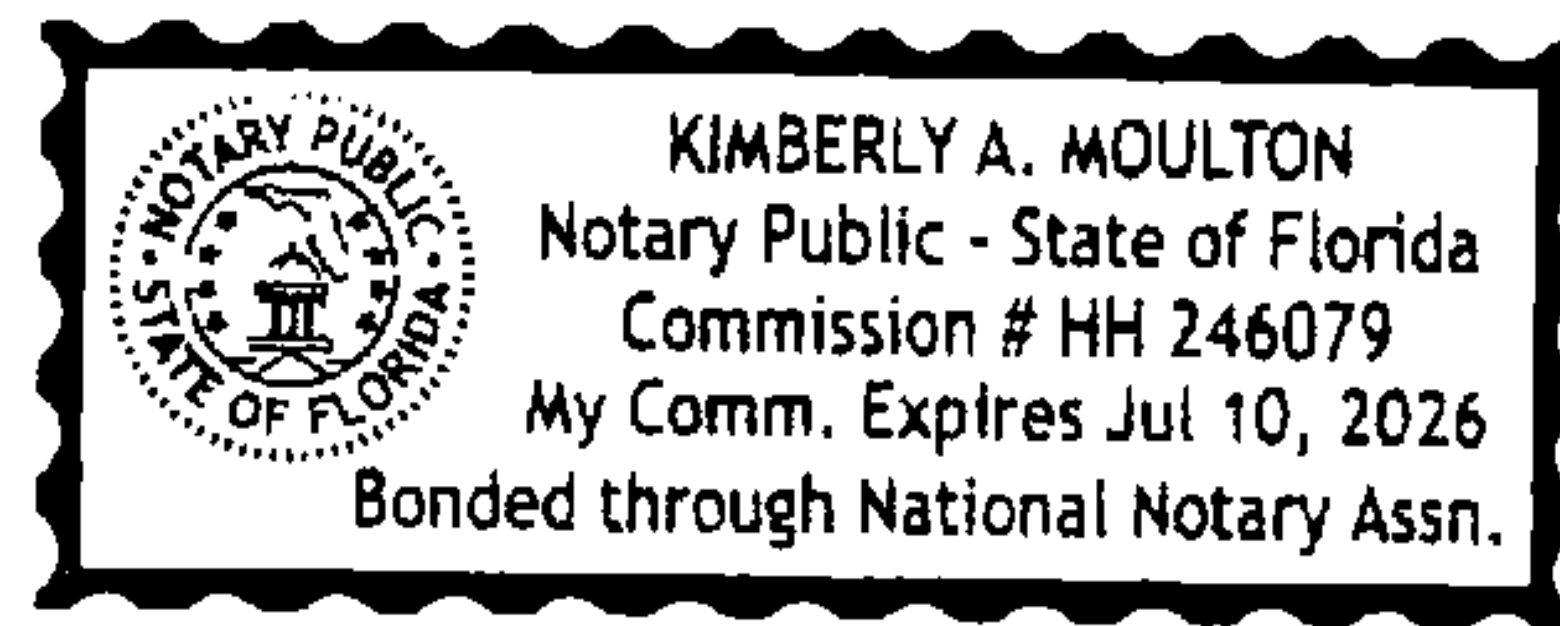
Full Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of May, 2026, by Cynthia Grace Fallon, who is/are personally known to me or who has/have produced Driver License as identification.

Kim Moulton
Signature of Notary Public

Kimberly A. Moulton
Print, Type/Stamp Name of Notary



Signed, sealed, and delivered in the presence of:

Witness #1:

Kami Moulton
Signature

Kimberly A. Moulton
Printed Name

2091 Tamiami Trail Suite B Port Charlotte, FL. 33948

Full Address

Cailan Rose Seavey
Cailan Rose Seavey

Witness #2:

Taylor Parr
Signature

Taylor Parr
Printed Name

2091 Tamiami Trail Suite B Port Charlotte, FL. 33948

Full Address

STATE OF Florida
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of May, 2026, by Cailan Rose Seavey, who is/are personally known to me or who has/have produced ~~Driver license~~ passport as identification.

Kim Moulton
Signature of Notary Public

Kimberly A. Moulton
Print, Type/Stamp Name of Notary

