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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491422



Doc Stamp-Deed: \$3,430.00

Prepared by and Return to:  
Jennifer Moore , an employee of  
First International Title, LLC  
329 S. Nokomis Avenue, Ste F  
Venice, FL 34285

File No.: 264511-91

**WARRANTY DEED**

This indenture made on **May 07, 2026** by **Michael Charles Owings and Antoinette B. Owings, husband and wife**, whose address is: 23413 Grift Mill Ct., Olmsted Falls, OH 44138 hereinafter called the "grantor", to **James A. Wishart and Ellen M. Wishart, husband and wife**, whose address is: 5516 North Salford Blvd., North Port, FL 34286, 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 14, Block 712, SEVENTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION , according to the Plat thereof, recorded in Plat Book 13, Page(s) 16, 16A through 16L, inclusive, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: **0955071214**

**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.

Michael Charles Owings  
Michael Charles Owings

Antoinette B. Owings  
Antoinette B. Owings

Signed, sealed and delivered in our presence:

Jennifer Moore  
1st Witness Signature

Print Name: Jennifer Moore

Address: 329 S. Nokomis Ave, Suite F  
Venice, FL 34285

State of Florida

County of Sarasota

Sathnam Singh  
2nd Witness Signature

Print Name: Sathnam Singh

Address: 329 S. Nokomis Ave, Suite F  
Venice, FL 34285

The Foregoing Instrument Was Acknowledged before me by means of  physical presence or  online notarization on April 27, 2024, by **Michael Charles Owings and Antoinette B. Owings**, who  is/are personally known to me or who  produced a valid Photo ID as identification.

Jennifer Moore  
Notary Public Signature  
Printed Name:  
My Commission Expires:



(NOTARY SEAL)