

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026062371 2 PG(S)**

**5/8/2026 1:01 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3491759**

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

**Doc Stamp-Deed: \$157.50**

File No.: NP-2026-3059  
Parcel ID Number: 0990029121

[Space Above This Line For Recording Data]

**WARRANTY DEED**

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

**This indenture made the 8th day of May, 2026 between Charles J. Stoebe Jr and Melissa A. Stoebe, husband and wife, whose post office address is 132 Parkside Drive, West Mifflin, PA 15122, of the County of Allegheny, Commonwealth of Pennsylvania, Grantors, to Patricia M. Wiegand, Co-Trustee, and Raymond Wiegand, Trustee of Raymond and Patricia Wiegand Living Trust dated May 6, 2021, whose post office address is 3151 South Salford Boulevard, North Port, FL 34287, of the County of Sarasota, State of Florida, Grantee:**

**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 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, situate, lying and being in Sarasota, Florida, to-wit:

**Lot 21, Block 291, First Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 11, Page(s) 29, 29A through 29J, 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 Grantee 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:*

Pamela A. Smidansky  
WITNESS 1 SIGNATURE  
PRINT NAME: Pamela A. Smidansky

WITNESS 1 ADDRESS:  
4004 SHADY AVE  
MURKILL Pa 15120

Alvain L. Kelley  
WITNESS 2 SIGNATURE  
PRINT NAME: DIANE L. KELLEY

WITNESS 2 ADDRESS:  
3457 WEST RUN DR  
MURKILL, PA 15120

Charles J. Stoebe Jr  
Charles J. Stoebe Jr  
Melissa A. Stoebe  
Melissa A. Stoebe

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of May, 2026, by Charles J. Stoebe Jr and Melissa A. Stoebe,  who is/are personally known to me or  who has/have produced DRIVERS License as identification.

Pamela A. Smidansky  
Signature of Notary Public

Pamela A. Smidansky  
Print, Type/Stamp Name of Notary

Commonwealth of Pennsylvania - Notary Seal  
Pamela A. Smidansky, Notary Public  
Allegheny County  
My commission expires June 17, 2026  
Commission number 1154325  
Member, Pennsylvania Association of Notaries

(NOTARY SEAL)