

5/8/2026 4:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492052

Consideration: \$18,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Cheri Kuenn, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-48704-001

Doc Stamp-Deed: \$126.00

Property Appraiser's Parcel ID No.: 1008255832

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 8th day of May, 2026, by and between **ERSOLINE A. ALLEN, A UNMARRIED WOMAN** whose address is **16 Teramar Way, White Plains, NY 10607** (hereinafter "GRANTOR"), and **IRINA CESNAUSKAS, A SINGLE WOMAN**, whose address is **4985 Camelot Street, North Port, FL 34288** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained, aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

**LOT 32, BLOCK 2558, OF 51 ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 8, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Paula J. Desjardins  
Printed Name Paula J. Desjardins  
P.O. Address 33 McBride Ave  
White Plains, NY 10603

Ersoline A. Allen  
**Ersoline A. Allen**

(2) Karen Javois  
Printed Name KAREN JAVOIS  
P.O. Address 16 Prall Road  
Cranbury N.J. 08512

STATE OF New York  
COUNTY OF Westchester

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2 day of May, 2026, by Ersoline A. Allen,  who is/are personally known to me or  who has/have produced Drivers License as identification.

Paula J. Desjardins  
Signature of Notary Public  
Paula J. Desjardins  
Print, Type/Stamp Name of Notary

PAULA J. DESJARDINS  
Notary Public, State of New York  
Reg. No. 01DE6085010  
Qualified in Westchester County  
Commission Expires December 16, 2026