

5/14/2026 12:34 PM

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

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM
Attn: John L. Wideikis, Esq.
3195 S. Access Road
Englewood, FL 34224

SIMPLIFILE

Receipt # 3494149

Doc Stamp-Deed: \$1,820.00

Order No.: 2026-50474JLW

Property Appraiser's Parcel I.D. (folio) Number:
1005019207

WARRANTY DEED

THIS WARRANTY DEED dated May 12, 2026, by **AMY WILLS F/K/A AMY GATTORNA** and **BRIAN WILLS**, as husband and wife, whose post office address is 2443 MIZNER AVE, Bradenton, Florida 34208 (the "Grantor"), to **JAMES F. REICHERT** and **MARY K. REICHERT**, as husband and wife and **JADE RYANNE RAPP**, a single woman, as joint tenants with rights of survivorship, whose post office address is 463 TOMOKA DR, Englewood, FL 34223 (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 Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Sarasota**, State of Florida, viz:

Lot 7, Block 192, SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 34, 34A through 34G, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The property is the homestead of the Grantor(s).

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: 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]

Witness Signature

Amy Wills

AMY WILLS F/K/A AMY GATTORNA

Quinn Winsheimer
Printed Name of First Witness

702 Anna Hope Ln Osprey FL 34229
Address of First Witness

Brian Wills

BRIAN WILLS

[Signature]
Witness Signature

Ruslan Kravchuk
Printed Name of Second Witness

Grantor Address:
2443 MIZNER AVE
Bradenton, FL 34208 33954

18308 Laramie Ave, Port Charlotte, FL 34295
Address of Second Witness

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of May, 2026 by AMY WILLS F/K/A AMY GATTORNA and BRIAN WILLS, who is/are personally known to me or who has/have produced _____ as identification and who did take an oath.

[Signature]
Notary Public, State of _____
My Commission Expires: _____
(Seal)

