

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026065506 2 PG(S)**

5/14/2026 3:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494458

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

Doc Stamp-Deed: \$1,505.00

File No.: NP-2026-3088
Parcel ID Number: 0998-25-0701

[Space Above This Line For Recording Data]

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

This indenture made the 15th day of May, 2026 between Stephanie N. Magner, a single woman, whose post office address is 2314 Tolbert St, Port Charlotte, FL 33948, of the County of , State of Florida, Grantor, to Richard B. Stalter, a single man, whose post office address is 169 Chapel Street, Fort Myers Beach, FL 33931, of the County of Lee, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 1, Block 2507, Fiftieth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 21, Page(s) 7, 7A through 7H, of the Public Records of Sarasota County, Florida.

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

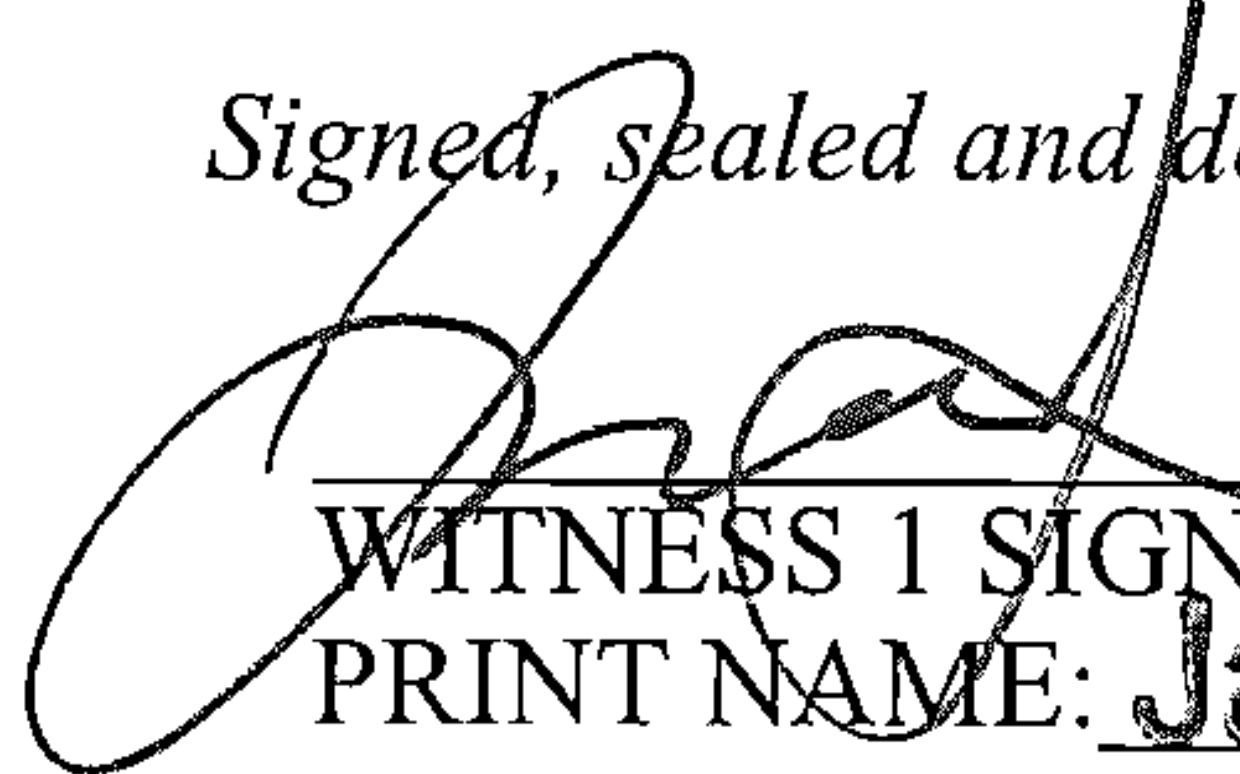
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

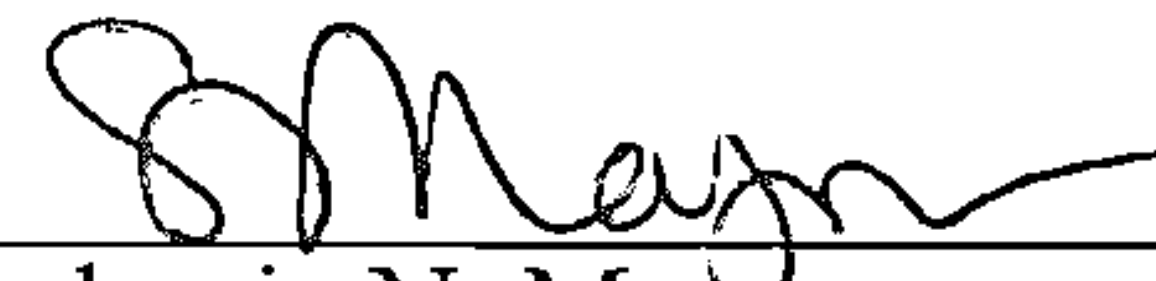
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.


In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS 1 SIGNATURE
PRINT NAME: **Jamie Murphy**


Stephanie N. Magner

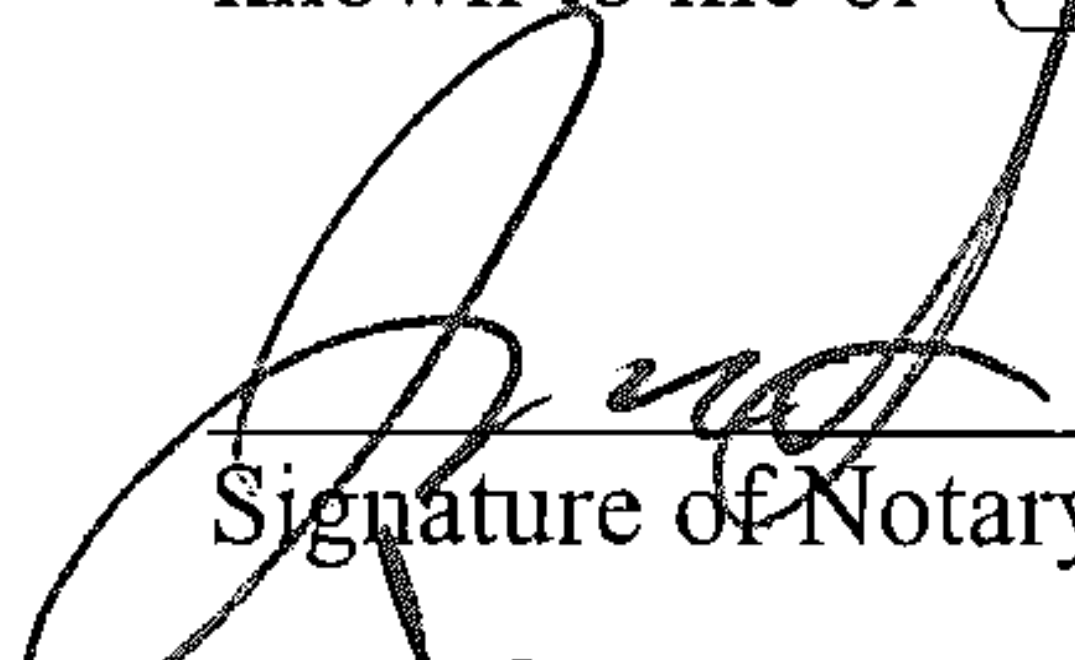
WITNESS 1 ADDRESS:
4351 Aiden Lane
North Port, FL 34287


WITNESS 2 SIGNATURE
PRINT NAME: **C. Pennell**

WITNESS 2 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this **13** day of May, 2026, by Stephanie N. Magner, who is/are personally known to me or who has/have produced **DRIVER'S LICENSE** as identification.


Signature of Notary Public
Jamie Murphy
Print, Type/Stamp Name of Notary

(NOTARY SEAL)

