

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026068084 2 PG(S)

Prepared by and return to:

Alexis Marxen  
Peer Title, Inc. powered by BLT  
120 South Olive Avenue  
#602  
West Palm Beach, FL 33401

5/20/2026 10:54 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496538

File No PTI-26-479

Doc Stamp-Deed: \$259.00

Parcel Identification No 0981040734

[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 Deirdre J. Cox, a married woman, whose post office address is 1321 Whispering Oaks Drive, Lebanon, TN 37090, of the County of Wilson, Tennessee, Grantor, to Jeffrey Zellers, a single man, whose post office address is 1581 Gerona Terrace, North Port, FL 34286, of the County of Sarasota, 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:

Property 1:

Lots 34 and 35, Block 407, of NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 12, Page 21, of the Public Records of Sarasota County, Florida.

Property 2:

Lots 34 and 35, Block 407, of NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 12, Page 21, of the Public Records of Sarasota County, Florida.

**Grantor warrants** that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 1321 Whispering Oaks Drive, Lebanon, TN 37090.

**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:

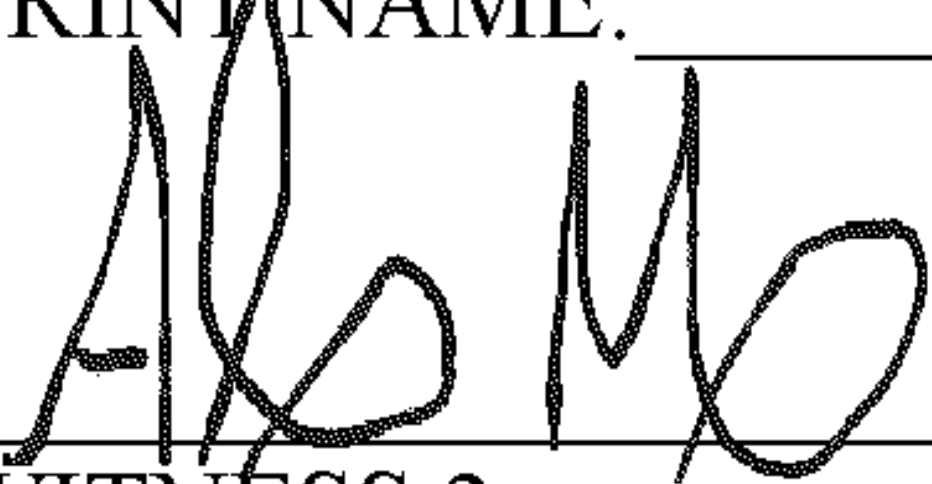


Deirdre J. Cox



WITNESS 1 Kimberly A. Nichols  
PRINT NAME:

120 South Olive Ave #602  
West Palm Beach, FL 33401  
WITNESS 1 ADDRESS

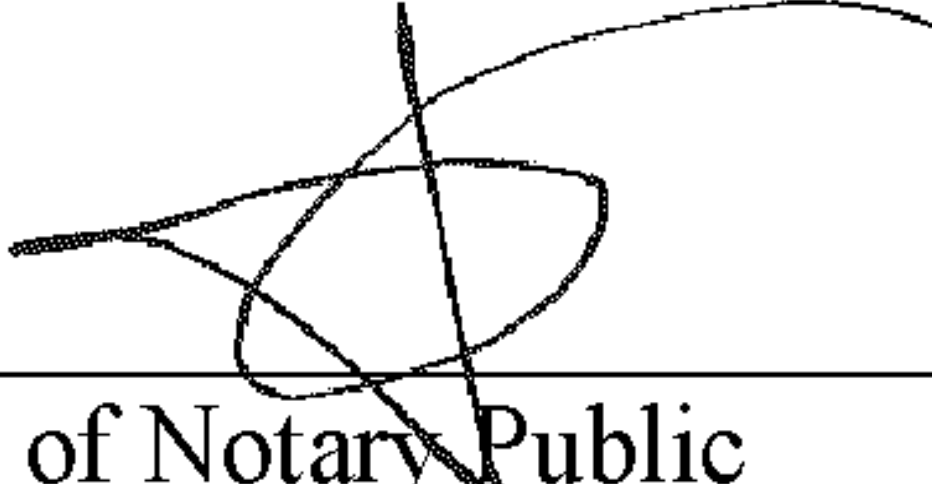


WITNESS 2  
PRINT NAME: Alexis Marxen

120 South Olive Ave #602  
West Palm Beach, FL 33401  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15th day of May, 2026, by Deirdre J. Cox,  who is/are personally known to me or  who has/have produced Drivers License as identification.



Signature of Notary Public  
Kimberly A. Nichols

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

