

5/20/2026 1:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496717

Prepared by:
Nicole Gallegos
Townsend Title Insurance Agency
3509 Lee Boulevard
Unit 3
Lehigh Acres, FL 33971
File Number: NG-5446-2026
Parcel ID: Property 1:
1143-17-7219
Consideration: \$ 25,000.00

Doc Stamp-Deed: \$175.00

Warranty Deed

Made this 18th day of May, 2026

by **William Hemminger and Mary Hemminger, husband and wife**
Whose mailing address is: 2118 Pennsylvania Street, Portage, IN 46368
(henceforth referred to as "Grantor")

to **Lynne Kronk and John Kronk, wife and husband**
Whose mailing address is: 359 Grindstone Hill Road, North Stonington, CT 06359
(henceforth referred to as "Grantee")

(Whenever used herein the term "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 Dollars and No/100 (\$10.00)**, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Property 1:
Lot 19, Block 1772, Thirty-Fourth Addition to Port Charlotte Subdivision, a subdivision according to the Plat thereof, as recorded in Plat Book 15, Page 18, of the Public Records of Sarasota County, Florida.

Said property **IS NOT** the homestead of the Grantor(s).

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

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 December 31, 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 our presence:

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED
(Witnesses must be non-family members)

Witness #1 Sign: *Angela J Smith*

Witness #1 Printed Name: Angela J Smith

William Hemminger
William Hemminger

Witness # 1 Mailing Address:
1930 McKwley St
Gary IN 46404

Witness 2 Sign: *Sharon Williams*
Witness 2 Printed Name: Sharon Williams

Mary Hemminger
Mary Hemminger

Witness # 2 Mailing Address:
4009 Grant St.
GRACY IN 46408

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of May, 2026, by William Hemminger and Mary Hemminger, who is/are personally known to me or who has/have produced Drivers License as identification.

Angela J Smith
Signature of Notary Public
Angela J Smith
Print, Type/Stamp Name of Notary

