

5/20/2026 4:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496903

This Instrument Prepared by
and Return to:

Alexandra S. Glauser, Esq.
NORTON, HAMMERSLEY,
LOPEZ & SKOKOS, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236

Doc Stamp-Deed: \$3,017.00

Purch. Price: \$431,000.00

Doc. Stamp.: \$3,017.00

Rec. Fee.: \$18.50

Parcel ID: 1124106736

WARRANTY DEED

This Warranty Deed is made this 19th day of May, 2026, by **Susan Bentley, a single woman**, whose mailing address is 222 West St., Unit A303, Keene, NH 03431, hereinafter referred to as "Grantor," to **Ahmet Tezcan and Denise Lemos-Tezcan, husband and wife, as a tenancy by the entirety**, whose mailing address is 5695 Lavender Ave, North Port, FL 34288, hereinafter collectively referred to as "Grantee."

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, Grantee's heirs, successors and assigns forever the following described real property in Sarasota County, Florida:

Lot 36, Block 1067, TWENTY FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 14, 14A, through 14M, inclusive, of the Public Records of Sarasota County, Florida.

The Parcel Identification Number of the above-described real property is 1124106736.

Subject to governmental regulations, easements, covenants and restrictions of record and real property taxes for the current year and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining, to have and to hold the same in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances except those set forth herein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

WITNESSES:

Witness #1:

Caleb Deacon Cormier
Print Name: Caleb Deacon Cormier
Address: 63 Emerald Street
Keene, NH 03431

Susan Bentley
Susan Bentley

Witness #2:

Autumn M. Croke
Print Name: Autumn M. Croke
Address: 63 Emerald st
Keene, NH 03431

STATE OF New Hampshire
COUNTY OF Cheshire

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of May, 2026, by Susan Bentley, who is/are personally known to me or who has produced Drivers License as identification.

[Notary Seal]

Notary Public: *Kaleigh Wilson*
Print Name: Kaleigh Wilson
My Commission Expires: 7/25/2030

