

5/21/2026 4:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497542

Doc Stamp-Deed: \$1,813.00

Prepared by and Recording requested by:

Reid McCullough

McCullough Legal Services

2477 Stickney Point Road

200A

Sarasota, FL 34231

941-484-9714

File Number: 2026-376

Parcel ID: 0951145431

Consideration: \$259,000.00

## Warranty Deed

Know All Men By These Presents that, **Antero Sierra Gomez and Elizabeth Beltran, husband and wife**, (henceforth referred to as "Grantor") of **1352 South Hartsdale Street, North Port, FL 34287**, for consideration paid, grant to **Celia Scott, a single woman**, (henceforth referred to as "Grantee") of **6856 Babbit Avenue, North Port, FL 34291**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 31, Block 1454, THIRTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 15, Pages 14, 14A through 14Q, inclusive, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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, hereunto set by hands and seals this 19th day of May, 2026

[Signature]  
Witness #1 Signature

Jessica Dull  
Witness #1 Printed Name

[Signature]  
Antero Sierra Gomez

Elizabeth Beltran  
Elizabeth Beltran

P.O. Address: 4456 TAMiami TrI 2A  
Punta Gorda Fl 33980

[Signature]  
Witness #2 Signature

Tiffany Olsen  
Witness #2 Printed Name

P.O. Address: 4456 TAMiami TrI 2A  
Punta Gorda Fl 33980

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18 day of May, 2026, by Antero Sierra Gomez and Elizabeth Beltran,  who is/are personally known to me or  who has/have produced FLCUI as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

