

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-432
Parcel ID: 0950133913; 0950133914; 0950133915
Consideration: \$61,500.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026070038 2 PG(S)

5/26/2026 9:10 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3498228

Doc Stamp-Deed: \$430.50

Warranty Deed

Know All Men By These Presents that, **Kathy Kirchner, a single woman**, (henceforth referred to as "Grantor") of **2904 Northwest 21st Place, Cape Coral, FL 33993**, for consideration paid, grant to **Keith Giliberti and Dawn Giliberti, husband and wife**, (henceforth referred to as "Grantee") of **190 Glascoe Avenue, Staten Island, NY 10314**, 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:

Lots 13, 14, and 15, Block 1339, of TWENTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 15, Page 3, 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 22nd day of May, 2026

[Handwritten Signature]
Witness #1 Signature

Katrina House
Witness #1 Printed Name

[Handwritten Signature]
Kathy Kirchner

P.O. Address: 3704 Del Prado Blvd S
Cape Coral, FL 33904

[Handwritten Signature]
Witness #2 Signature

Cassandra Kata
Witness #2 Printed Name

P.O. Address: 3704 Del Prado Blvd S
Cape Coral, FL 33904

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 22 day of May, 2026, by Kathy Kirchner, () who is/are personally known to me or () who has/have produced Driver License as identification.

[Handwritten Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

