

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026070378 2 PG(S)**

Prepared by and return to:  
Misty M. Clausen  
ELT of Sarasota County  
866 South Tamiami Trail  
Unit 1  
Port Charlotte, FL 33953

5/26/2026 1:42 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3498531

File No PC-26-77

**Doc Stamp-Deed: \$2,040.50**

Parcel Identification No 1004-00-5428

[Space Above This Line For Recording Data]

**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 26th day of May, 2026 between **Trent L. French and Patricia E. French, husband and wife**, whose post office address is 5331 Burdette Ter, North Port, FL 34287, of the County of Sarasota, Florida, Grantor, to **Franklin Santana and Georgina Santana, husband and wife**, whose post office address is 5331 Burdette Terrace, North Port, FL 34287, 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:

Lot 28, Block 54, Fourth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 11, Page(s) 32, 32A through 32H, inclusive, of the Public Records of Sarasota County, Florida.

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

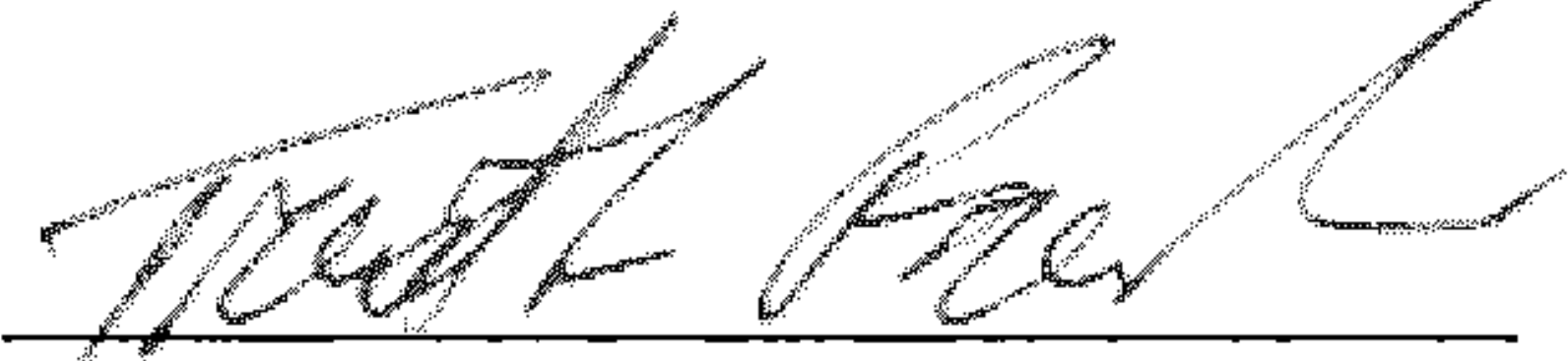
**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Trent L. French



Patricia E. French

866 Tamiami Trail, Suite 1  
Port Charlotte, FL 33953

WITNESS 1 ADDRESS

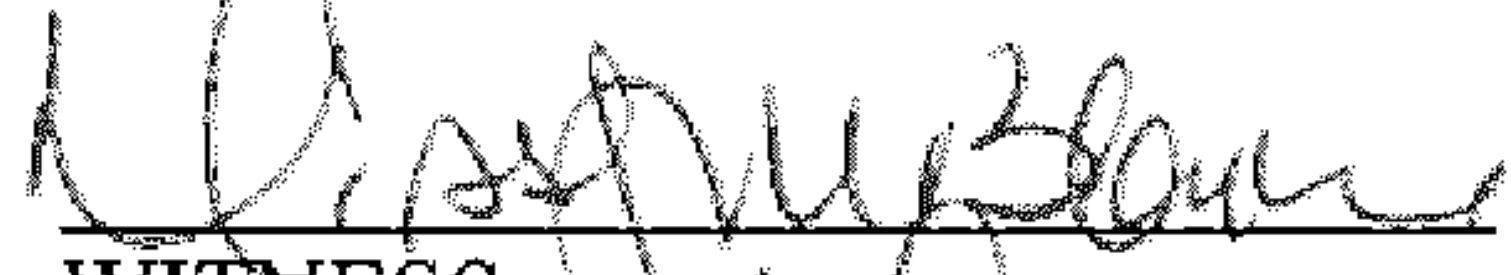
866 Tamiami Trail, Suite 1  
Port Charlotte, FL 33953

WITNESS 2 ADDRESS



WITNESS


PRINT NAME: Jason R. Este

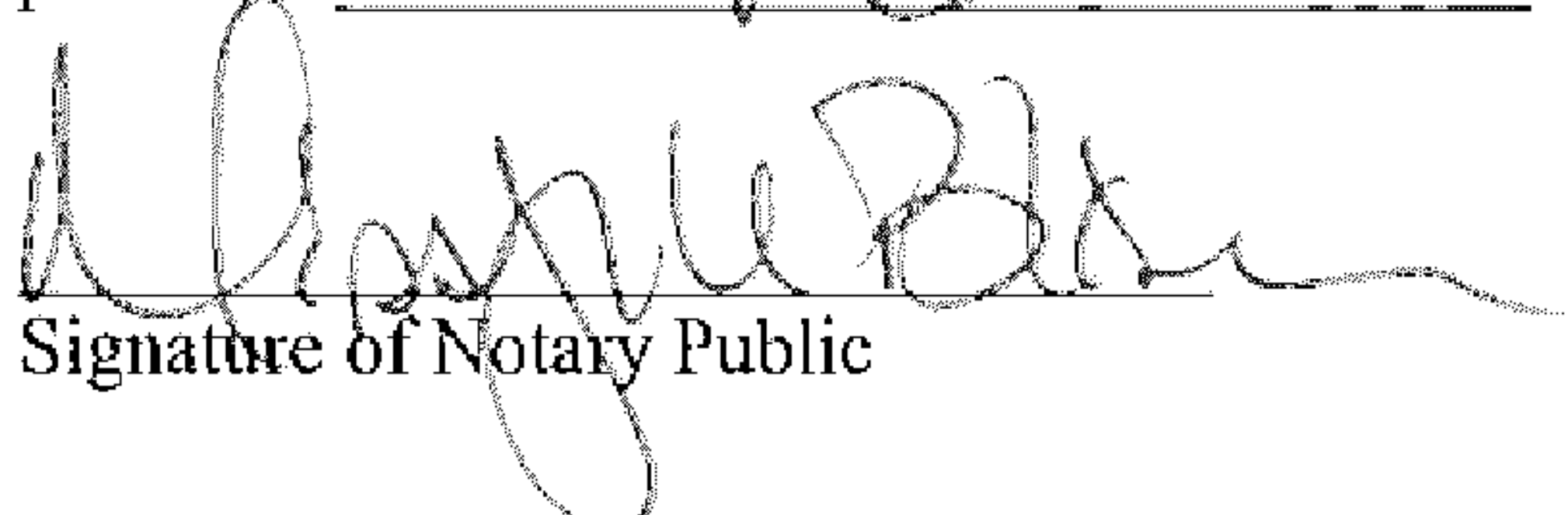


WITNESS

PRINT NAME: Misty M. Blaine

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21st day of May, 2026, by Trent L French and Patricia E French,  who is/are personally known to me or  who has/have produced  as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary

