

Prepared by:  
Paula Chapman  
Integrity Title Services, Inc.  
6311 Atrium Drive, Suite 206  
Lakewood Ranch, Florida 34202

5/29/2026 4:23 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

File Number: 2026-0336

SIMPLIFILE

Receipt # 3500885

Property address:  
Pennsylvania Ter, North Port, Florida 34291

Doc Stamp-Deed: \$63.00

## General Warranty Deed

Made this May 28, 2026 A.D. By **Tammy M Nicholson**, a married woman, 1413 Hartung Circle, Ormond Beach, Florida 32174, hereinafter called the grantor, to **Magbule Demiri and Elvis Demiri and Anila Demiri, as joint tenants with rights of survivorship**, whose post office address is: 1585 Moss Creek Ave, Anchorage, Alaska 99507, hereinafter called the 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 \$9,000.00 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:

LOT 27, BLOCK 643, FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 13 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0969064327**

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

**Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**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.

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**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:*

Witness 1 signature:

x Barbara Hubbell

Witness 1 Printed Name and Address:

Barbara Hubbell  
113 Skyliner Cir Daytona Beach FL 32117

x Tammy M Nicholson (Seal)

**Tammy M. Nicholson**

Address: 1416 Hartung Circle, Ormond Beach, Florida 32174

Witness 2 signature:

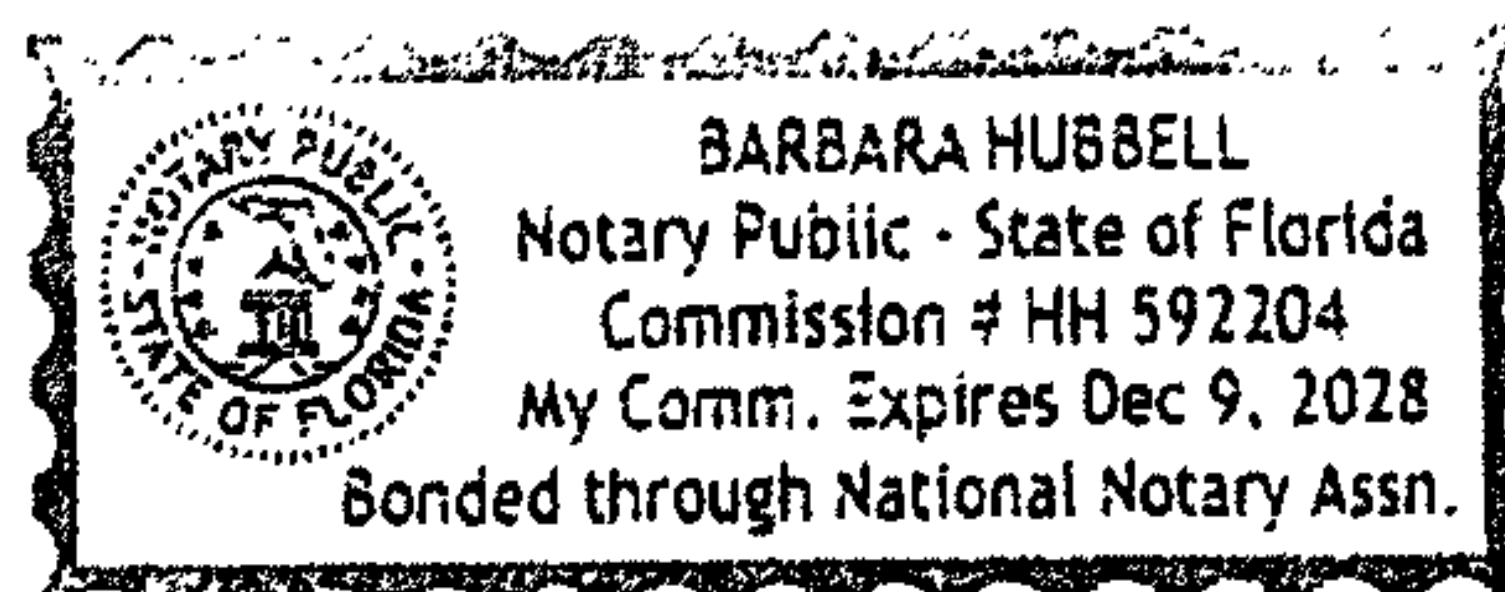
x Terresa Mazzella

Witness 2 Printed Name and Address:

Terresa Mazzella  
801 Arlington Dr West Palm Beach, FL 33415

State of Florida County of Volusia

The foregoing instrument was acknowledged before me by means of [ X ] physical presence OR [ ] online notarization, this 28<sup>th</sup> day of May, 2026, by Tammy M Nicholson, who is/are personally known to me or who has produced Drivers License as identification.



x Barbara Hubbell

**Notary Public**

**Print Name:** Barbara Hubbell

**My Commission Expires:** 12/9/2028

**Seal:**