

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026073617 2 PG(S)

6/1/2026 1:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501194

Prepared by and Return To:

Greg Fisher  
Fidelity National Title of Florida, Inc.  
189 Center Road  
Venice, FL 34285

Doc Stamp-Deed: \$2,625.00

Order No.: FTPA26-158335

APN/Parcel ID(s): 0964084004

WARRANTY DEED

THIS WARRANTY DEED dated MAY 28, 2026, by Timothy Smith and Jennifer Smith, husband and wife, hereinafter called the grantor, to Terry A. Lowenstein and Debra L. Lowenstein, husband and wife, whose post office address is 2342 Beeville Ave, North Port, FL 34286, hereinafter called the grantee:

(Wherever used herein the terms "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 Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 4, Block 840, Nineteenth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, 7A through 7P, inclusive, of the Public Records of Sarasota County, Florida.

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

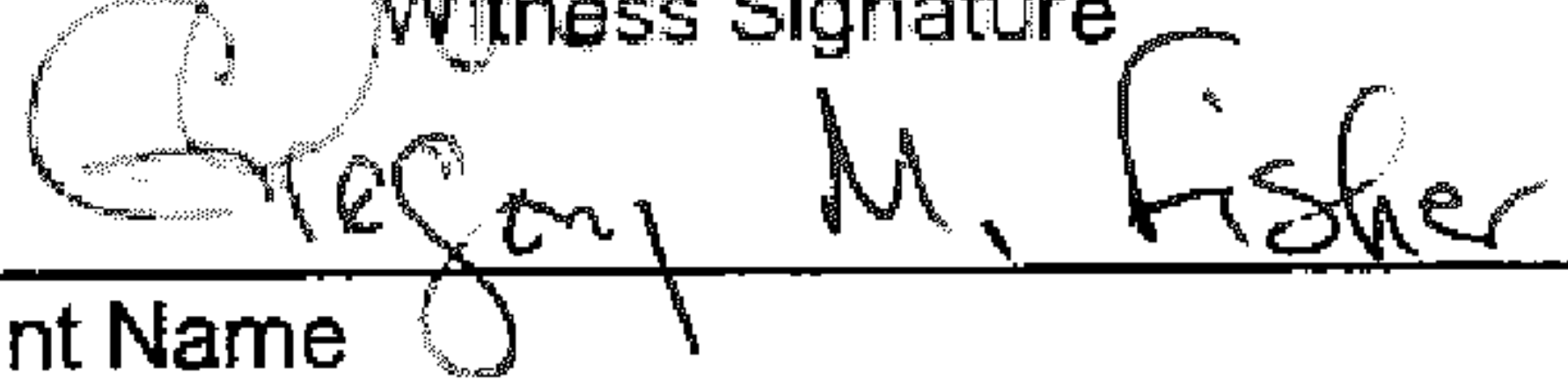
TO HAVE AND TO HOLD the same in Fee Simple forever.

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.

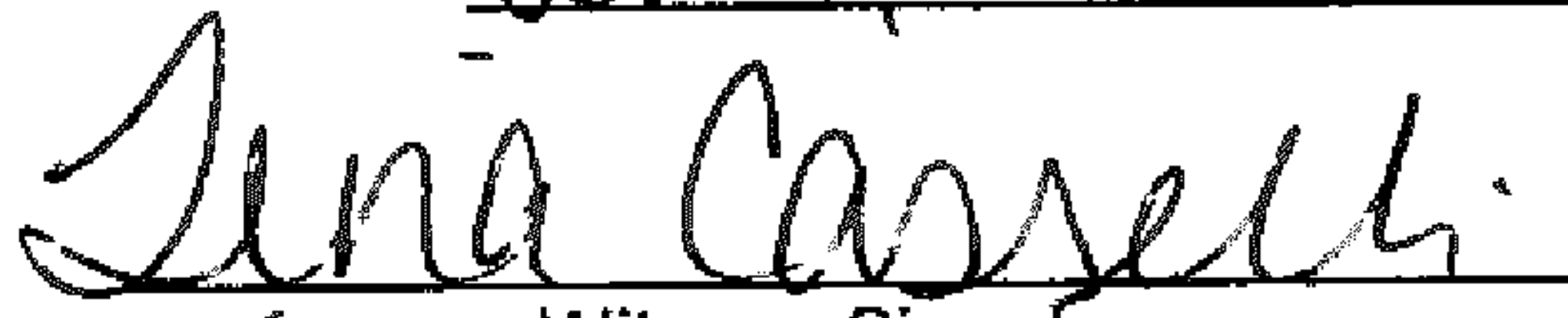
**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

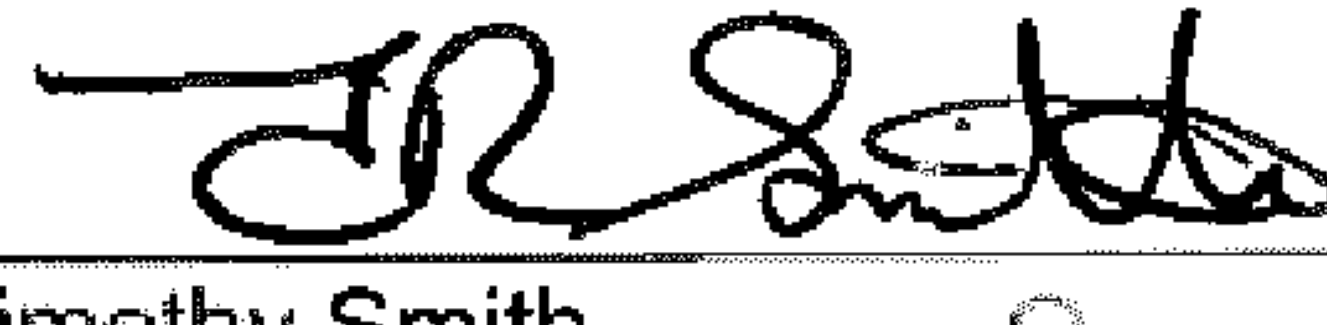
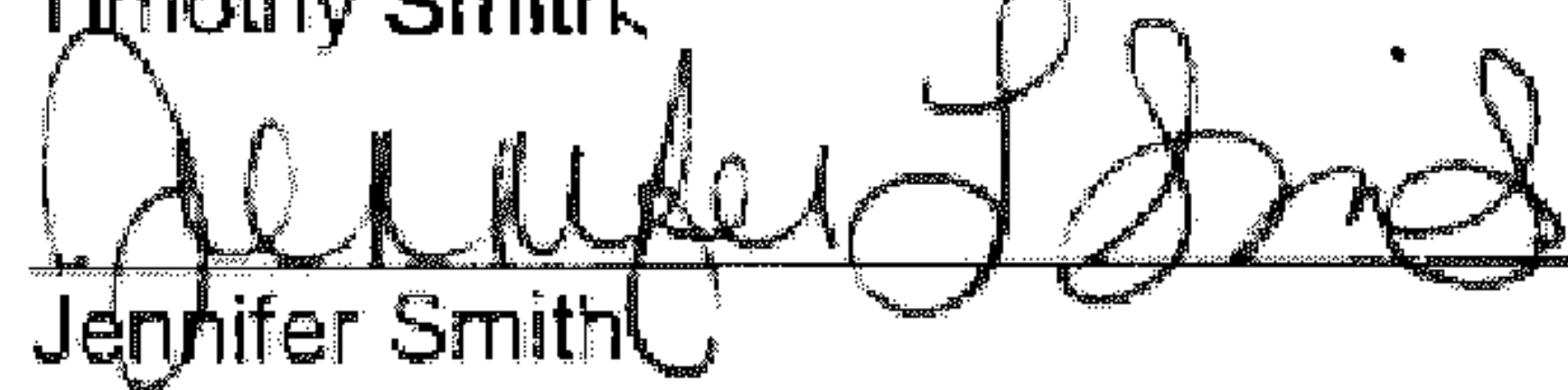
Signed, Sealed and Delivered in the presence of:

  
\_\_\_\_\_  
Witness Signature  
  
\_\_\_\_\_  
Print Name

Address: 189 Center Rd.  
Venice, FL 34285

  
\_\_\_\_\_  
Witness Signature  
  
\_\_\_\_\_  
Print Name

Address: 189 Center Rd  
Venice, FL 34285

  
\_\_\_\_\_  
Timothy Smith  
  
\_\_\_\_\_  
Jennifer Smith

Address: 235 Forsano Blvd.  
Norcross, FL 34275

State of FLORIDA

COUNTY of SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of MAY, 2026, by Timothy Smith and Jennifer Smith, to me known to be the person(s) described in or who has/have produced DRIVERS LICENSE as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

  
\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of FLORIDA  
My Commission Expires: \_\_\_\_\_

