

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073619 2 PG(S)**

6/1/2026 1:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3501195

Prepared By:

Alan Sandler
Near North Title Group LLC
2861 Placida Rd, Unit B
Englewood, FL 34224

Return To:

Near North Title Group LLC
2861 Placida Rd, Unit B
Englewood, FL 34224

Doc Stamp-Deed: \$3,325.00

Order No.: FL2606690

Property Appraiser's Parcel I.D. (folio) Number:
0982043542

WARRANTY DEED

THIS WARRANTY DEED dated this the 28th day of May, 2026, by Nicholas Smith and Annie Smith, husband and wife, whose post office address is 1450 Front Pl, Apt 236, North Port, FL 34287 (the "Grantor"), to John Tuohy and Debra A. Tuohy, husband and wife, whose post office address is 1542 Sareta Ter., North Port, FL 34286 (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 that certain land situated in County of Sarasota, State of Florida, viz

Lot 42, Block 435, Ninth Addition To Port Charlotte Subdivision, according to the plat thereof, recorded in Plat Book 12, Page 21 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 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: 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Kisa J Rincones
Witness Signature
KISA J. RINCONES
Printed Name of First Witness

2861 Placida Road, Unit B
Englewood, FL 34224
Address of First Witness

Nicholas Smith
Nicholas Smith
Annie Smith
Annie Smith

Kimberly Gilbert
Witness Signature
KIMBERLY GILBERT
Printed Name of Second Witness

2861 Placida Road, Unit B
Englewood, FL 34224
Address of Second Witness

STATE OF FLORIDA

COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of *P* Physical Presence or _____
Online Notarization on this 28th day of May, 2026 by Nicholas Smith and Annie Smith, who is personally
known to me or produced *FL DL* as identification.

Kimberly Gilbert
Notary Public
Printed Name: _____

My Commission Expires: _____
(SEAL)

