

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073942 2 PG(S)**

6/1/2026 3:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501455

Prepared by and Return to:
Carolyn McManus-Bagiardi
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

Doc Stamp-Deed: \$2,870.00

File No.: PC-2026-6032
Parcel ID Number: 0986-17-0628

[Space Above This Line For Recording Data]

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

This indenture made the **29th day of May, 2026** between **John Wardell, an unremarried widow**, whose post office address is **1615 Palmetto Palm Way, North Port, FL 34288**, of the County of Sarasota, State of Florida, Grantor, to **Keriann Schweiger and Toniann Bentivegna, a married couple**, whose post office address is **2971 Royal Palm Drive, North Port, FL 34288**, of the County of Sarasota, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 28, Block F, Bobcat Trail, according to the plat thereof, as recorded in Plat Book 39, Page(s) 21, 21A through 21N, 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.

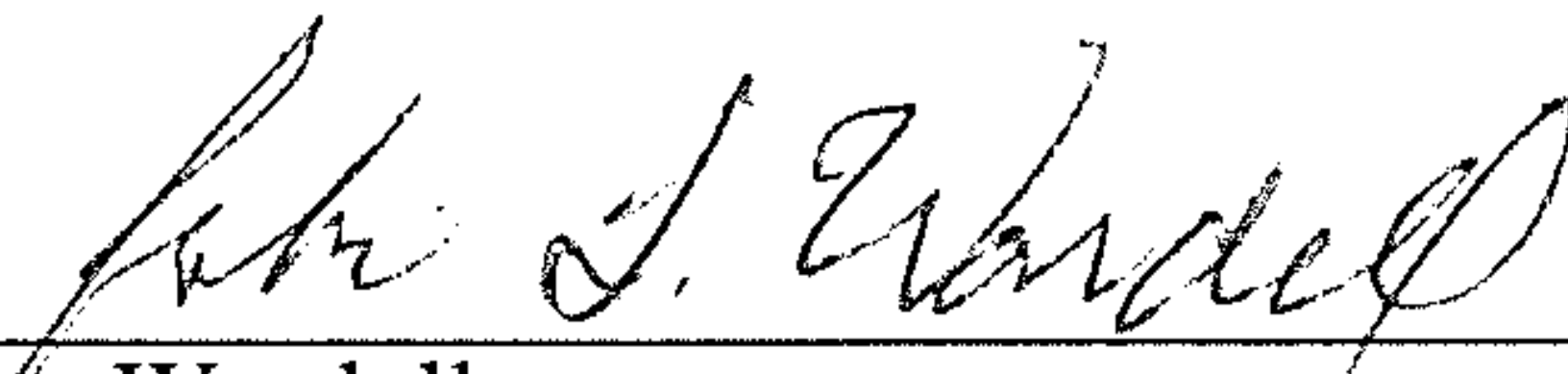
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1 SIGNATURE
PRINT NAME: _____


John Wardell

WITNESS 1 ADDRESS:

18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

WITNESS 2 SIGNATURE

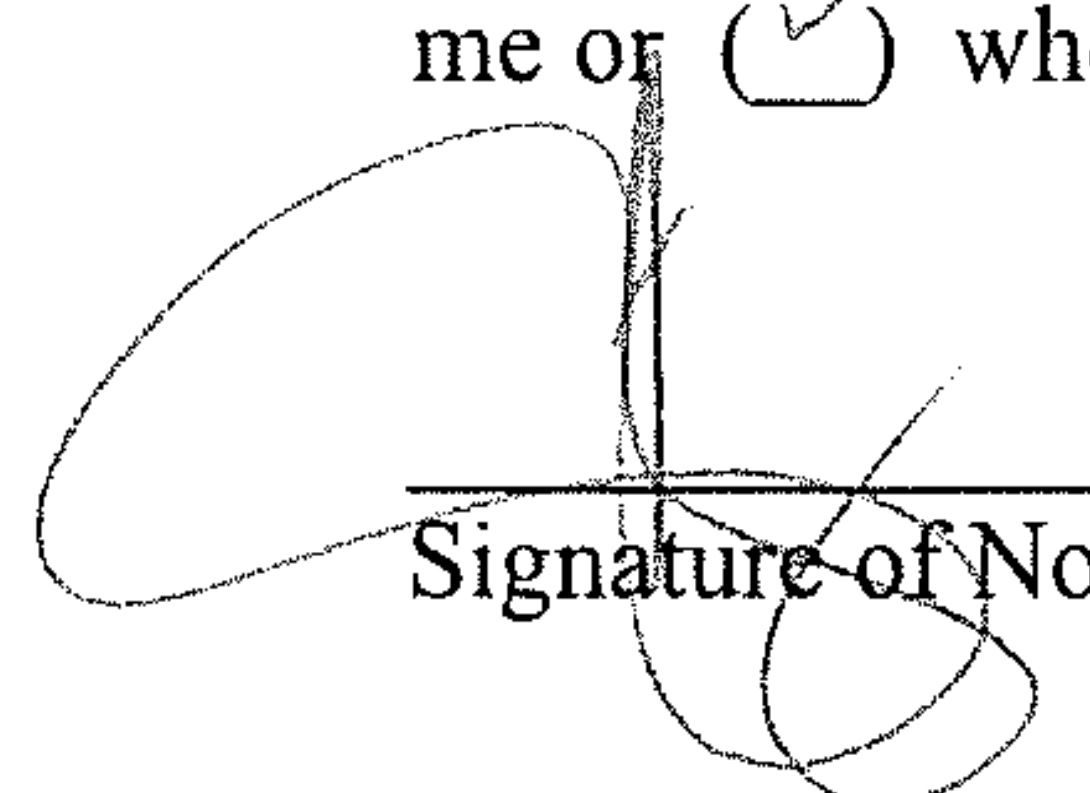
PRINT NAME: PAULA LeBeve

WITNESS 2 ADDRESS:

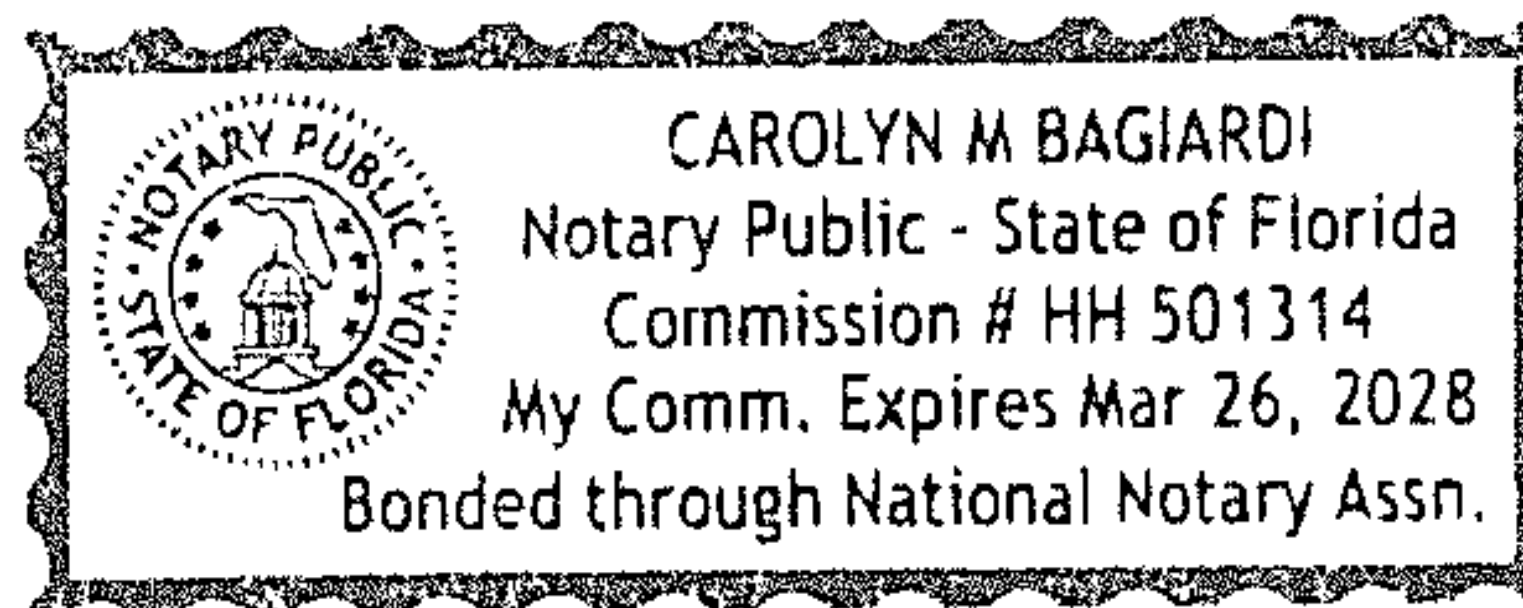
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of May, 2026, by John Wardell, ☐ who is/are personally known to me or ☒ who has/have produced Drivers License as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary



(NOTARY SEAL)