

6/3/2026 12:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502404

Doc Stamp-Deed: \$1,778.00

Prepared by and Return to:  
Jessica Perrault  
Suncoast One Title & Closings, Inc.  
18316 Murdock Circle, Unit 106  
Port Charlotte, FL 33948

File No.: PC-2026-6154  
Parcel ID Number: 0976-26-4729

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture made the 2nd day of June, 2026 between Michael F. Tibert, a single man, whose post office address is 5 Savery Pond Road, Plymouth, MA 02360, of the County of Plymouth, Commonwealth of Massachusetts, Grantor, to Anthony Wade Ellis, an unremarried widower, whose post office address is 6786 Carovel Avenue, North Port, FL 34287, of the County of Sarasota, State of 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 29, Block 2647, Fifty-Second Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 21, Page(s) 13, 13A through 13NN, of the Public Records of Sarasota County, Florida.**

**Grantor** hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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 Grantee 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: Jessica Perrault

WITNESS 1 ADDRESS:

18316 Murdock Circle, Unit 106  
Port Charlotte, FL 33948

WITNESS 2 SIGNATURE  
PRINT NAME: Alisha McKinney

WITNESS 2 ADDRESS:

18316 Murdock Circle, Unit 106  
Port Charlotte, FL 33948

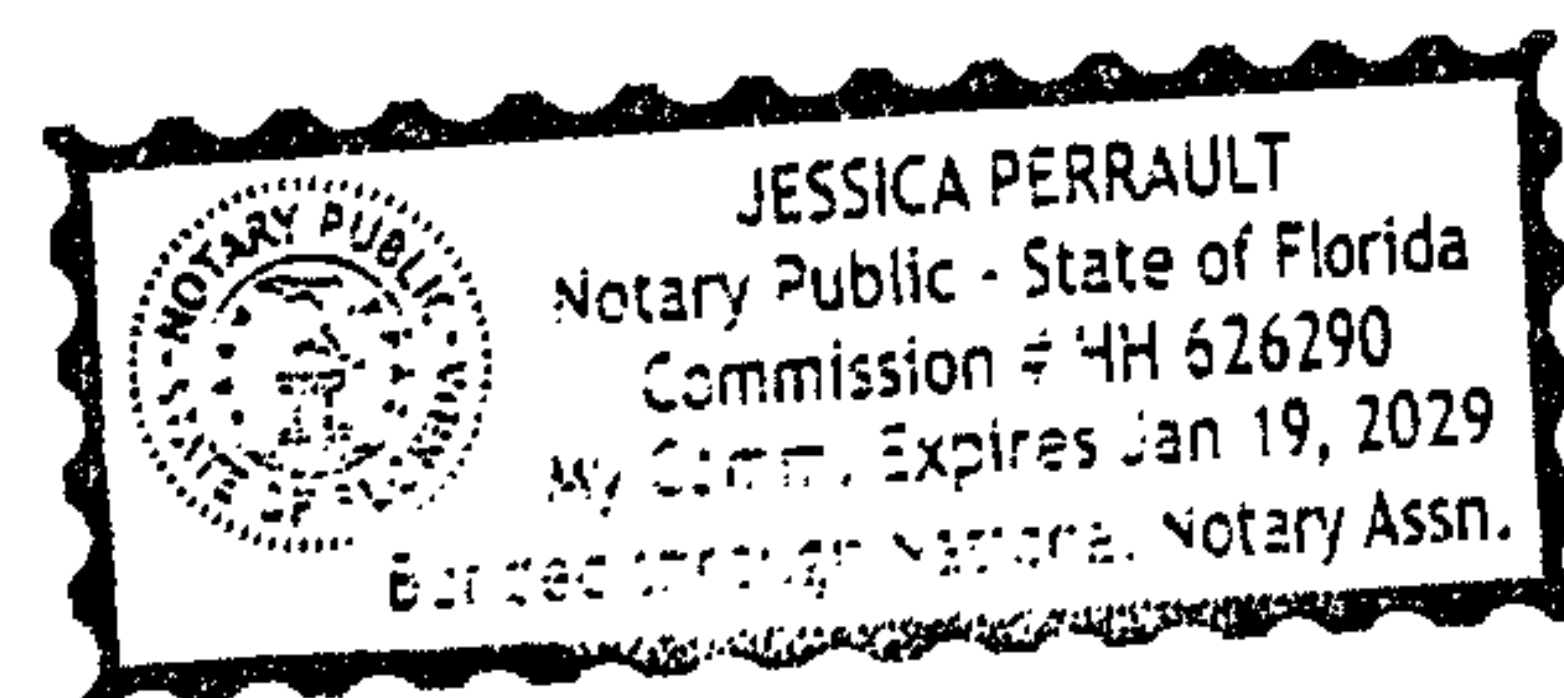
Michael F. Tibert  
Michael F. Tibert

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of May, 2026, by Michael F. Tibert, ☐ who is/are personally known to me or ☒ who has/have produced Drivers License as identification.

Signature of Notary Public

Jessica Perrault  
Print, Type/Stamp Name of Notary



(NOTARY SEAL)