

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026076152 2 PG(S)**

6/4/2026 2:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503314



Doc Stamp-Deed: \$2,625.00

Prepared by and Return to:
Ranee Polis, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

File No.: 265459-95

WARRANTY DEED

This indenture made on **June 04, 2026** by **Gary A. Gifford and Mary Irene Gifford, husband and wife**, whose address is: 4667 Aldovin Ave., North Port, FL 34287 hereinafter called the "grantor", to **Michael D. Hague and Susan M. Hague, husband and wife**, whose address is: 7017 Pleasant St Ext, Loudon, NH 03307, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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**, to-wit:

Lot 9, Block 1862, THIRTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 16, Page 14, of the Public Records of Sarasota County, Florida.
Parcel Identification Number: **0992186209**

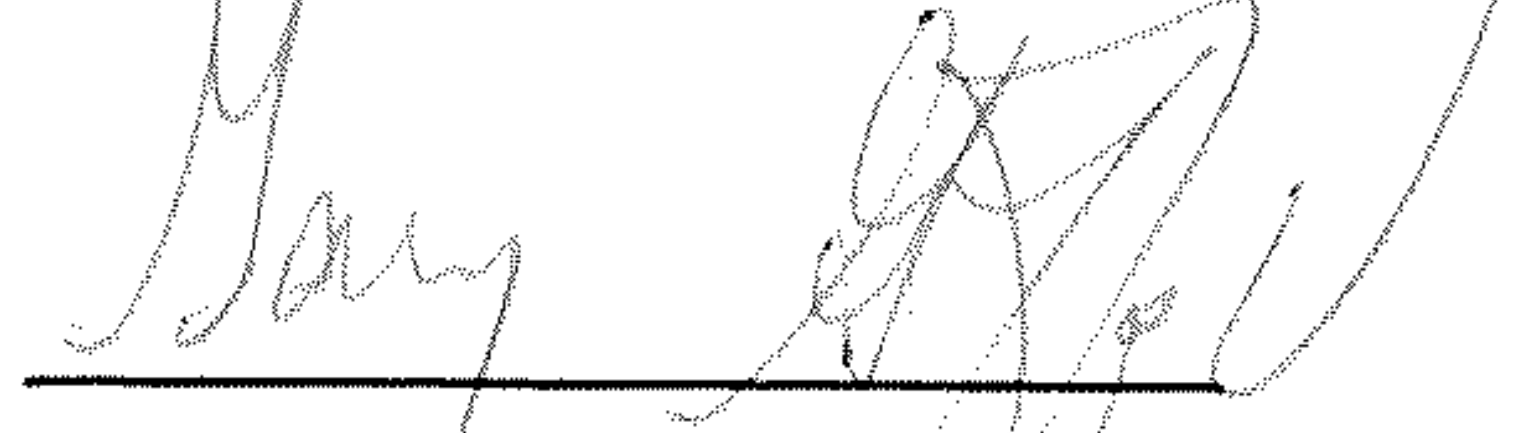
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


Gary A. Gifford


Mary Irene Gifford

Signed, sealed and delivered in our presence:

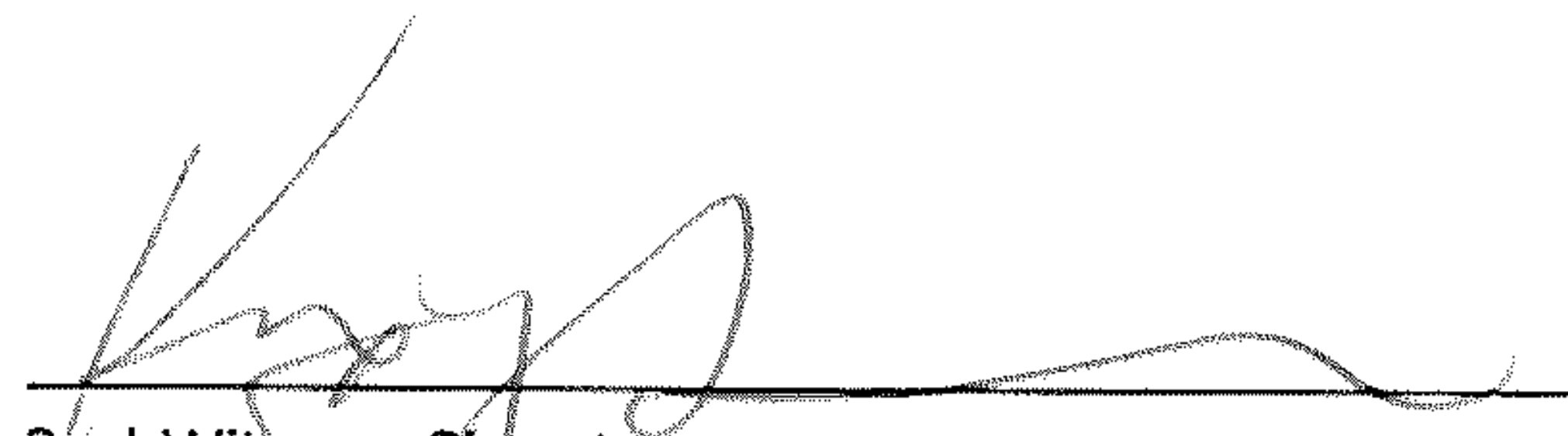

1st Witness Signature

Print Name: Stephanie Polaris

Address: 992 Tomlin Trail #6
Port Charlotte FL 33953

State of FL

County of Charlotte


2nd Witness Signature

Print Name: Randy LeBlanc

Address: 992 Tomlin Trail Ste 6
Port Charlotte FL 33953

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or () online
notarization on 12/2/2026, by **Gary A. Gifford and Mary Irene Gifford**, who ☒
is/are personally known to me or who () produced a valid DRIVER'S as
identification.



Notary Public Signature

Printed Name: Stephanie Polaris

My Commission Expires:

(NOTARY SEAL)

