

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026081081 2 PG(S)**

6/15/2026 2:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507424

Doc Stamp-Deed: \$1,400.00

Prepared by and Return to:
Jill Barberine
Suncoast One Title & Closings, Inc.
103 West Marion Avenue, Suite 111
Punta Gorda, FL 33950

File No.: PG-2026-3263
Parcel ID Number: 0853-03-0018

[Space Above This Line For Recording Data]

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

This indenture made the 15th day of June, 2026 between Patrick J. Porter, an unmarried man, whose post office address is 482 Sunset Road North, Rotonda West, FL 33947, of the County of Charlotte, State of Florida, Grantor, to Peter M. Casamento, III and Debra A. Casamento, husband and wife, whose post office address is 4773 Sacra Court, Sarasota, FL 34240, 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 21, Block 2, Subdivision of Block 5 Prospect Park, according to the plat thereof, as recorded in Plat Book 1, Page(s) 150, 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.

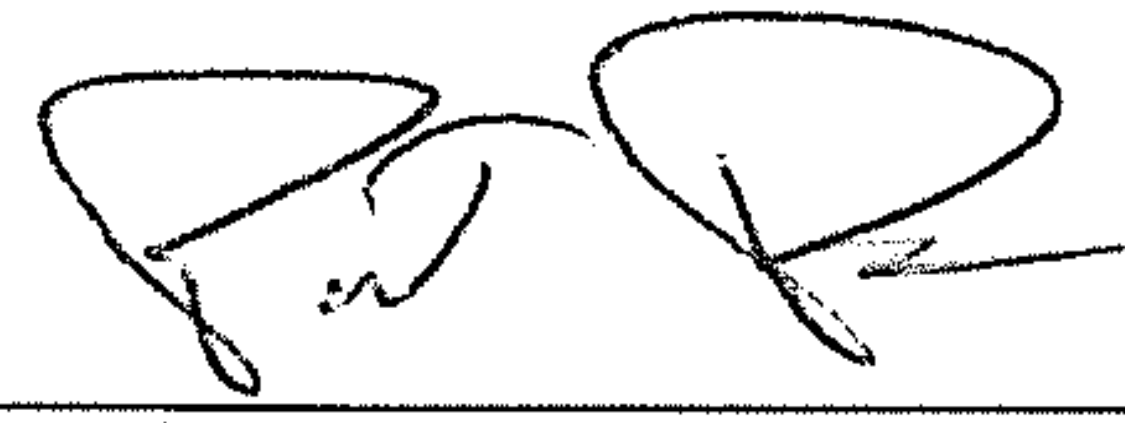
Signed, sealed and delivered in our presence:



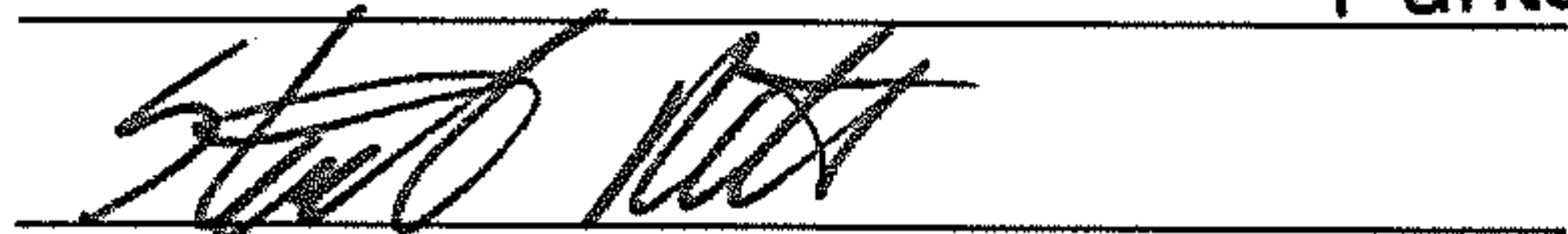
WITNESS 1 SIGNATURE

PRINT NAME: Jill Barberine

WITNESS 1 ADDRESS: 103 W. Marion Ave. Ste. 111
Punta Gorda, Fl. 33950



Patrick J. Porter



WITNESS 2 SIGNATURE

PRINT NAME: Stephanie Radtke

WITNESS 2 ADDRESS: 103 W. Marion Ave. Ste. 111
Punta Gorda, Fl. 33950

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of June, 2026, by Patrick J. Porter, ☐ who is/are personally known to me or ☒ who has/have produced license as identification.



Signature of Notary Public



JILL BARBERINE
Notary Public
State of Florida
Comm# HH407948
Expires 7/8/2027

Print, Type/Stamp Name of Notary

(NOTARY SEAL)