

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

File Number: 2026-0305

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026081086 2 PG(S)

6/15/2026 2:56 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507427

Doc Stamp-Deed: \$3,045.00

Property address:
2226 Charleston Park Dr, North Port, Florida 34287

General Warranty Deed

Made this June 9, 2026 A.D. By **Alaina McCauley, n/k/a Alaina Ostertag and Shannon Ostertag, Wife and Husband**, whose post office address is: 16091 Siesta Drive, Fort Myers, Florida 33908, hereinafter called the Grantor, to; **Eric Morvin and Michelle Morvin, Husband and Wife**, whose post office address is: 2226 Charleston Park Drive, North Port, Florida 34287, hereinafter called the Grantee:

(Whenever used herein the term "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 \$435,000.00 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, viz:

Lot 5, Block 2625, FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the plat thereof, as recorded in Plat Book 21, pages 13, 13A through 13NN, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0973262505**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 31, 2025.

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

File Number: 2026-0305

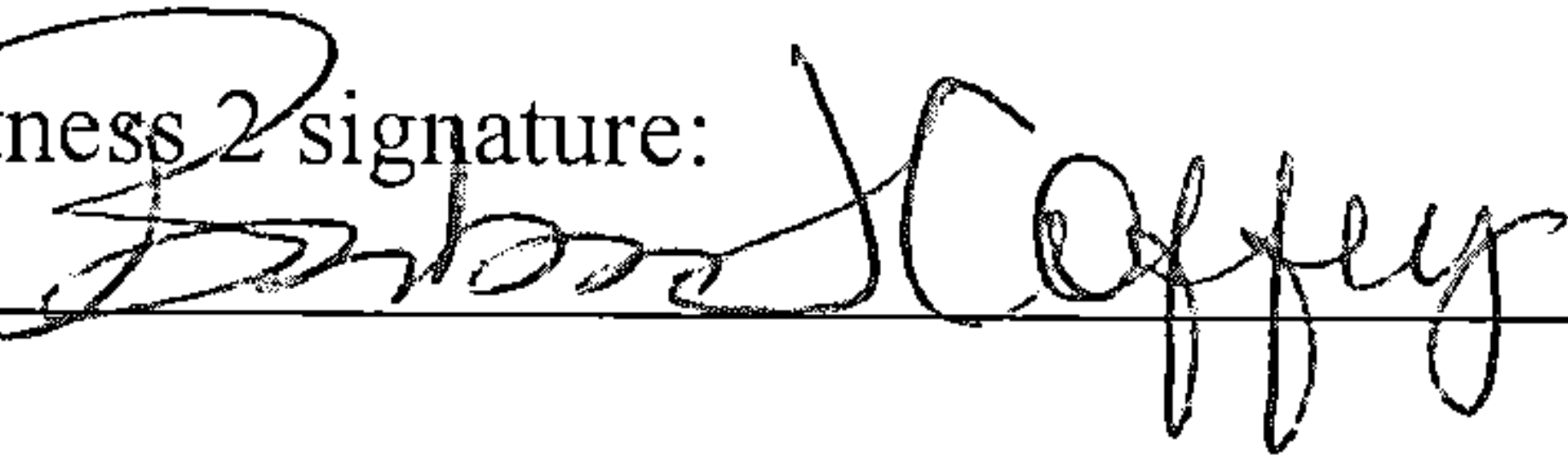
Property address:
2226 Charleston Park Dr, North Port, Florida 34287

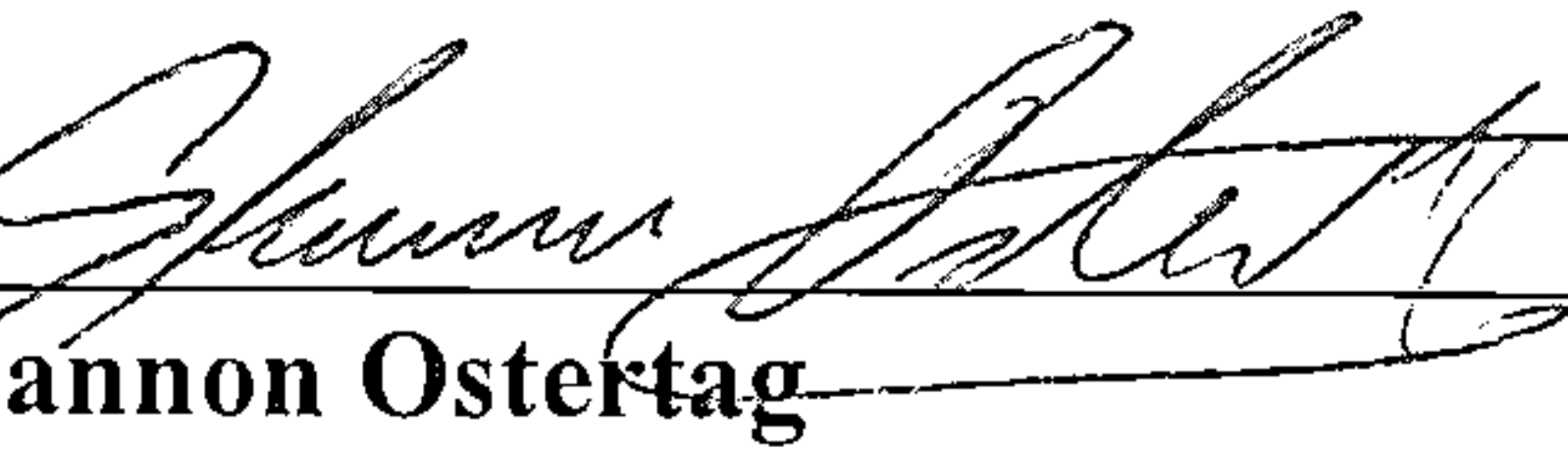
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 signature:
X 
Witness 1 Printed Name and Address:
Karen J Wolfe
4130 Woodmere Park Blvd., Venice, Florida 34293

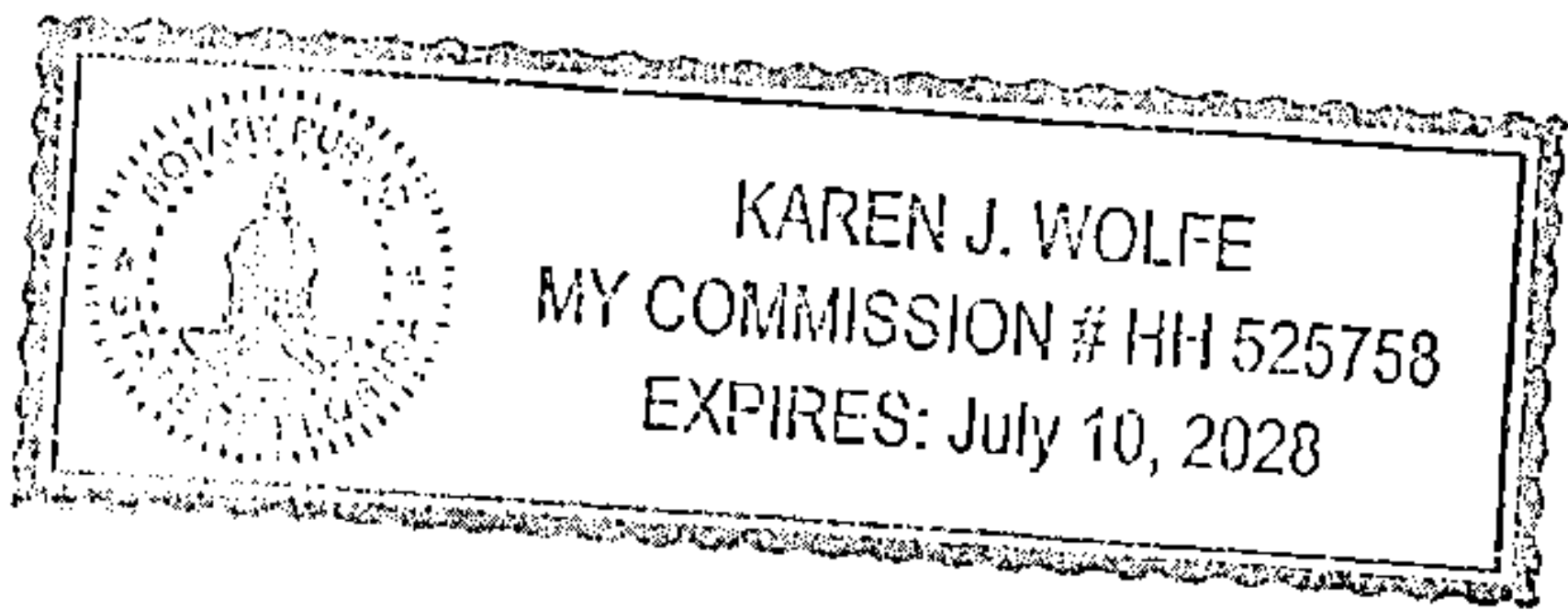
X 
Alaina Ostertag
Address: 16091 Siesta Drive, Fort Myers, Florida
33908

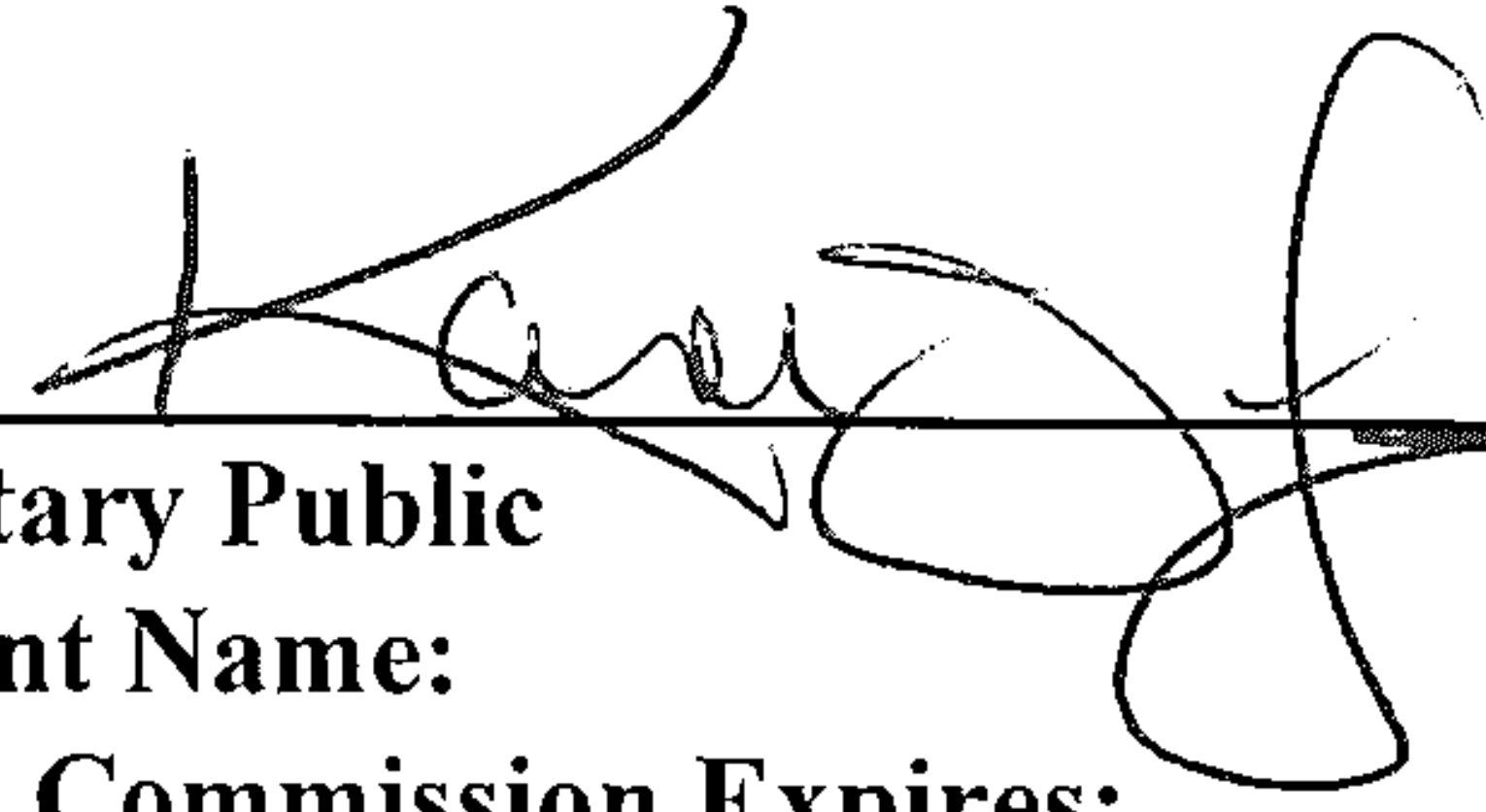
Witness 2 signature:
X 
Witness 2 Printed Name and Address:
Barbara J. Coffey
4130 Woodmere Park Blvd., Venice, Florida 34293

X 
Shannon Ostertag
Address: 16091 Siesta Drive, Fort Myers, Florida
33908

State of Florida County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization,
this 9th day of June, 2026, by Alaina Ostertag and Shannon Ostertag, who produced
FL Dr Licenses as identification.



X 
Notary Public
Print Name:
My Commission Expires:
Seal: