

6/18/2026 11:42 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509307

Doc Stamp-Deed: \$2,485.00

Incident to the issuance of title insurance.

Prepared by and return to:

Stephanie Flint

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750426-04173

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed, dated June 17, 2026 by **Marcel De Paula, A Married Man, joined by his/her spouse, Deborah Franca**, hereinafter called the Grantor, to **Tammie A. Renahan, A Single Woman**, who has a mailing address of 3467 Shawnee Terrace, North Port, FL 34286 hereinafter called the Grantee;

(Whenever used herein the terms '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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 16, Block 709, SEVENTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 13, Pages 16 and 16A through 16L, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0957070916

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Marcel De Paula

Marcel De Paula

After Closing Address:

4221 Golfair Lane
North Port, FL 34288

Larissa Smith

Witness: (Signature)

Larissa Smith

Printed Name

7280 Hawkins Rd

Address

Sarasota, FL 34241

City, State, Zip

Stephanie Flint

Witness: (Signature)

Printed Name

304 W. Venice Ave #302

Address

Venice, FL 34285

City, State, Zip

STATE OF:

Florida

COUNTY OF:

Sarasota

The foregoing instrument was acknowledged on

6/16/26

by means of ☒ physical presence or

() online notarization by: **Marcel De Paula**

who is () personally known to me; or (X) produced a

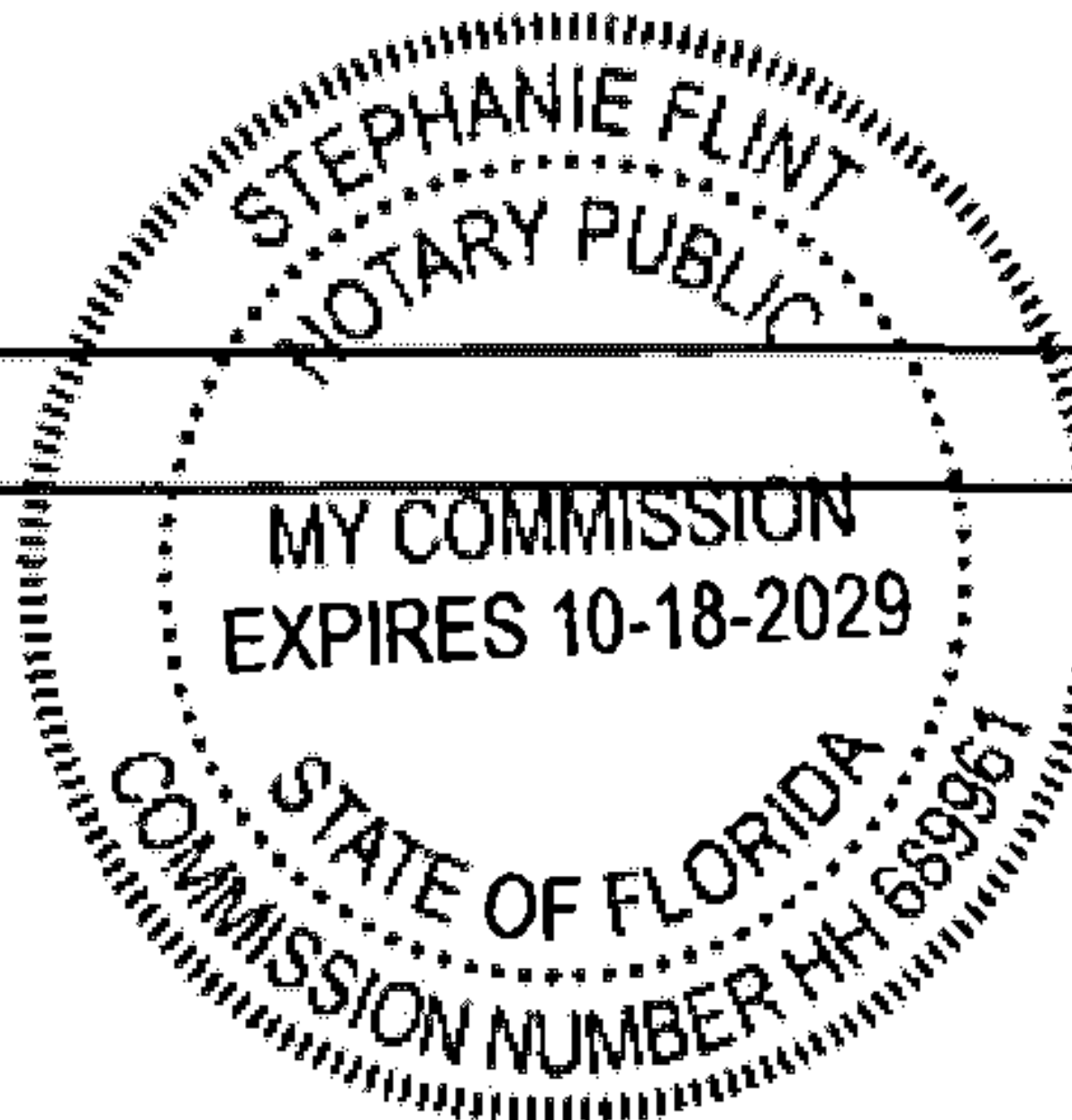
photo ID

as identification.

[Signature]

Print Name:

My Commission Expires:



IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Deborah Franca
Deborah Franca
After Closing Address:
Address: 4221 Golfair Lane
City, State Zip: North Port, FL
34288

Larissa Smith
Witness: (Signature)

Larissa Smith
Printed Name

7280 Hawkins Rd.
Address

Sarasota, FL 34241
City, State, Zip

Stephanie Flint
Witness: (Signature)

Stephanie Flint
Printed Name

304 W Venice Ave #302
Address

Venice, FL 34285
City, State, Zip

STATE OF: FLORIDA
COUNTY OF: SARASOTA

The foregoing instrument was acknowledged on 6/16/26 by means of ☒ physical presence or
() online notarization **Deborah Franca**
who is () personally known to me; or (X) produced a photo ID as identification.

[Signature]
Notary Public (signature)
Print Name:
My Commission Expires:

