

6/18/2026 11:43 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509308

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: 1750426-04175

Doc Stamp-Deed: \$105.00

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed, dated June 17, 2026 by **Marcel De Paula, A Married Man and Larissa De Paula N/K/A Larissa Rocha, A Married Woman**, hereinafter called the Grantor, to **Tammie A. Renehan, 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 15, Block 709, SEVENTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 13, Page 16, and 16A thru 16L, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0957070915

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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

9280 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

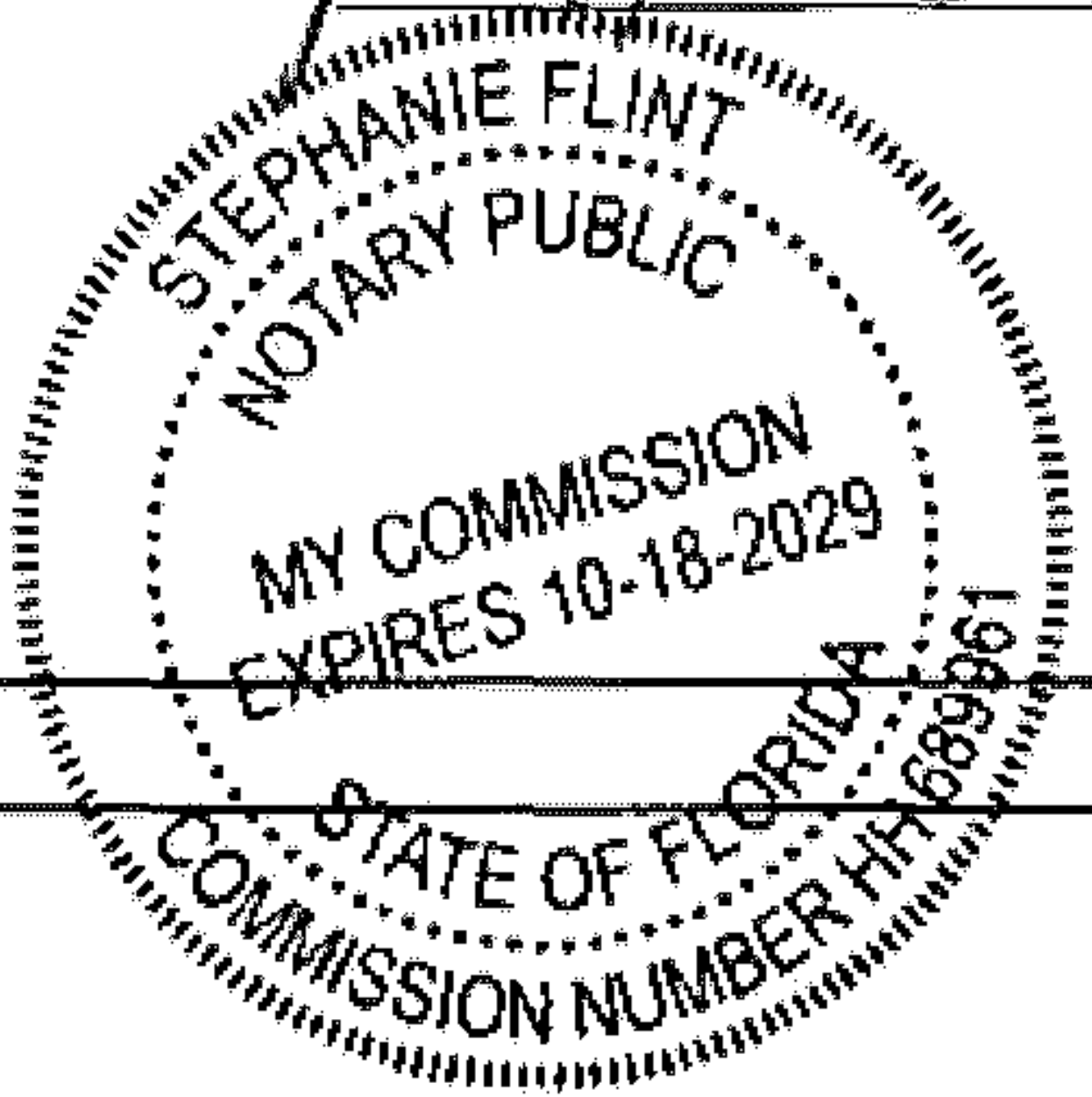
as identification.

Stephanie Flint

Notary Public (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.

Larissa De Paula N/K/A Larissa Rocha
Larissa De Paula N/K/A Larissa Rocha
After Closing Address:
604 Hollis St
Framingham, MA 01702

Joseline Steele
Witness: (Signature)

Joseline Steele
Printed Name

2001 SW 176TH AVE
Address

IRAMAR FL 33029
City, State, Zip

Carrie Jennewein
Witness: (Signature)

Carrie Jennewein
Printed Name

10031 Montague St.
Address

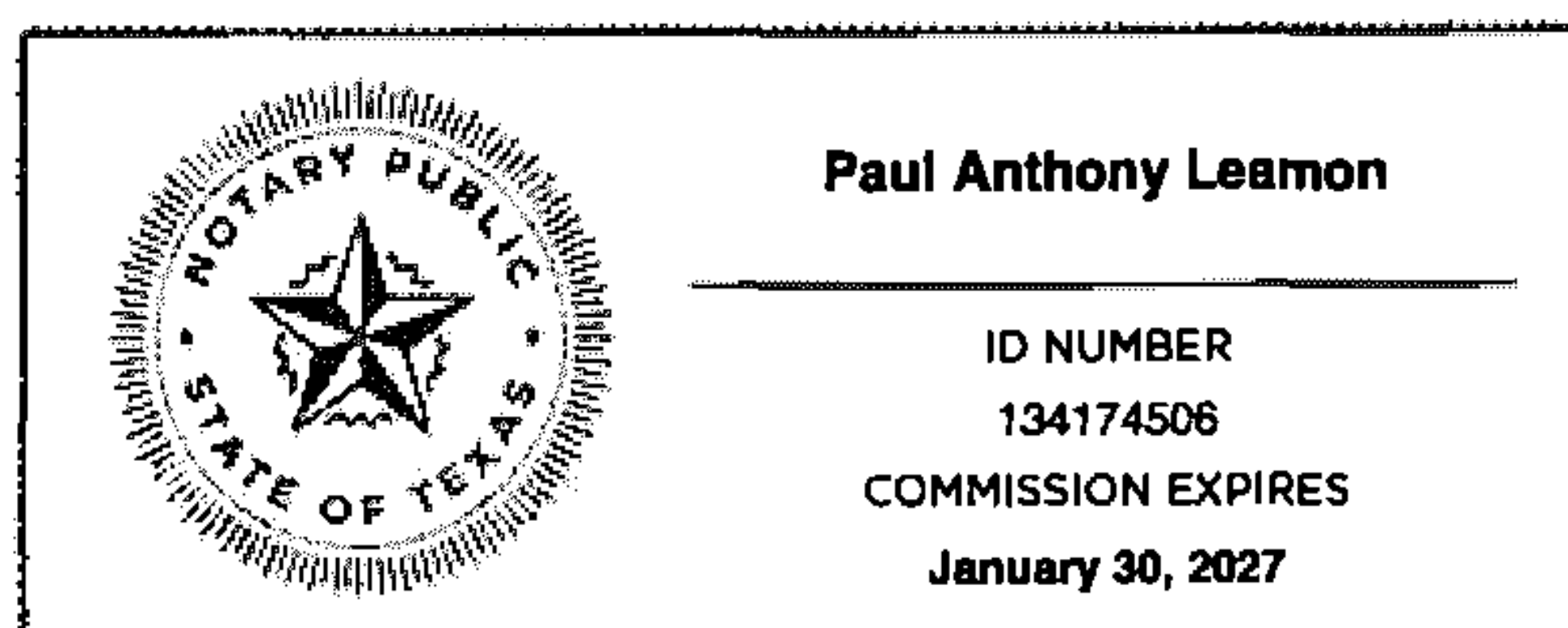
Tampa FL 33626
City, State, Zip

STATE OF: Texas
COUNTY OF: Williamson

The foregoing instrument was acknowledged on 06/15/2026 by means of () physical presence or
☒ online notarization by: **Larissa De Paula N/K/A Larissa Rocha**
who is () personally known to me; or (X) produced a MA Drivers License as identification.

Paul Anthony Leamon
Notary Public (signature)

Print Name: Paul Anthony Leamon
My Commission Expires: 01/30/2027



Electronically signed and notarized online using the Proof platform.