

6/18/2026 1:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3509573

This Instrument Prepared by and Return to:

Savanna Wienke

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260819

Parcel ID: 1119-24-3721 & 1119-24-3722

Florida Documentary Stamps in the amount of \$2,274.30 have been paid hereon.

Doc Stamp-Deed: \$2,274.30

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 17th day of June, 2026 by

Paul Jones, a single man,

whose post office address is 313 Nantucket Drive, Cary, NC 27513,

herein called the Grantor, to

Jonathan Montoya,

whose post office address is 1485 Justica Street, North Port, FL 34288,

hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of THREE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND 00/100 (**\$324,900.00**) 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, State of Florida, viz.:

Lot 21 & Lot 22, Block 2437, 49th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 21, Page 1, of the Public Records of Sarasota County, Florida.

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 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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Mackenzie Pagalday
Signature

Mackenzie Pagalday
Printed Name

2091 Tamiami Trail Suite B Port Charlotte, FL. 33948

Full Address

Paul Jones

Paul Jones

Witness #2:

Savanna Wienke
Signature

Savanna Wienke
Printed Name

2091 Tamiami Trail Suite B Port Charlotte, FL. 33948

Full Address

STATE OF FL
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 11 day of June, 2026, by Paul Jones, () who is/are personally known to me or (X) who has/have produced Driver's License as identification.

Savanna Wienke
Signature of Notary Public

Savanna Wienke
Print, Type/Stamp Name of Notary

