

6/18/2026 1:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3509599

THIS INSTRUMENT PREPARED BY AND RETURN TO
Valerie K. Henry
GOLD CREST TITLE SERVICES
19700 Cochran Blvd., Unit B
Port Charlotte, Florida 33948
Our File No.: GC26-086

Doc Stamp-Deed: \$2,275.00

Property Appraisers Parcel Identification (Folio) Number: 1138076821

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$325,000.00 Florida Documentary Stamps in the amount of \$2,275.00 have been paid hereon

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 16 day of June, 2026, by NEQUISA MAKAYLE TELLEZ and JHON GERARDO TELLEZ HERNANDEZ, wife and husband, whose post office address is 1333 Mendavia Terrace, North Port, FL 34286, herein called the Grantors, to TRENTON VERLEY and AMANDA DALE VERLEY, husband and wife, whose post office address is 3702 Lookout Lane, North Port, FL 34288, hereinafter called the Grantees.

(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)

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, Block 768, 12th Addition to PORT CHARLOTTE SUBDIVISION, a Subdivision according to the Plat thereof, as recorded in Plat Book 13, Pages 8, 8A thru 8V, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2026 and thereafter.

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Debra L. Berrico
Witness #1 Print name

19700 Cochran Blvd., Unit B, Port Charlotte, FL 33948
Witness #1 Print address

[Signature]
Witness #2 Signature

Valerie K. Henry
Witness #2 Print name

19700 Cochran Blvd., Unit B, Port Charlotte, FL 33948
Witness #2 Print address

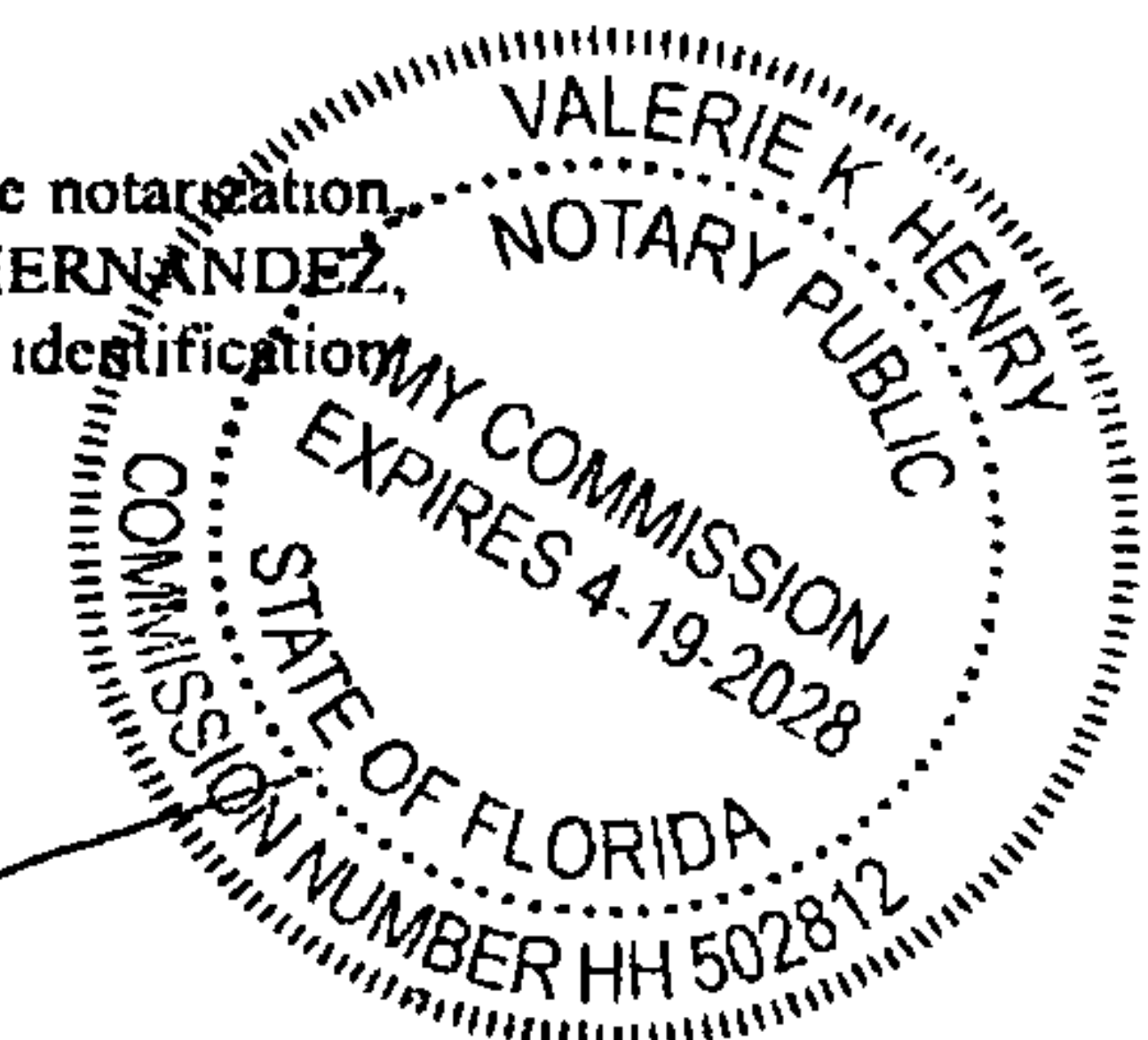
[Signature]
NEQUISA MAKAYLE TELLEZ

[Signature]
JHON GERARDO TELLEZ HERNANDEZ

STATE OF FLORIDA COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 16 day of June, 2026, by NEQUISA MAKAYLE TELLEZ and JHON GERARDO TELLEZ HERNANDEZ, who are personally known to me or have produced [Signature] as identification.

SEAL



[Signature]
Notary Public

Print name

My commission expires:

Online Notary ☐ (Check box if acknowledgment done by Online Notarization)

File No: GC26-086