

6/23/2026 1:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3511274

This Instrument Prepared by and Return to:

Savanna Wienke

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260814

Parcel ID: 1120-15-6038

Doc Stamp-Deed: \$2,380.00

Florida Documentary Stamps in the amount of \$2,380.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **23rd day of June, 2026** by

Lorey Biesheuvel, a Single Woman,

whose post office address is 2 Suncrest Terrace, Oneonta, NY 13820,

herein called the Grantor, to

Danial Jack Dennis and Cindy Lee Dennis, Husband and Wife,

whose post office address is 93 Panama Drive, Waterford Township, MI 48327,

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 FORTY THOUSAND AND 00/100 (\$340,000.00)** 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, State of Florida, viz.:

Lot 38, Block 1560, 32nd ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 15, Page 16, 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:

Shelley Higgins
Signature

Shelley Higgins
Printed Name

324 Goldstein Street, Punta Gorda, FL 33950

Full Address

Lorey Biesheuvel
Lorey Biesheuvel

Witness #2:

Savanna Wienke
Signature

Savanna Wienke
Printed Name

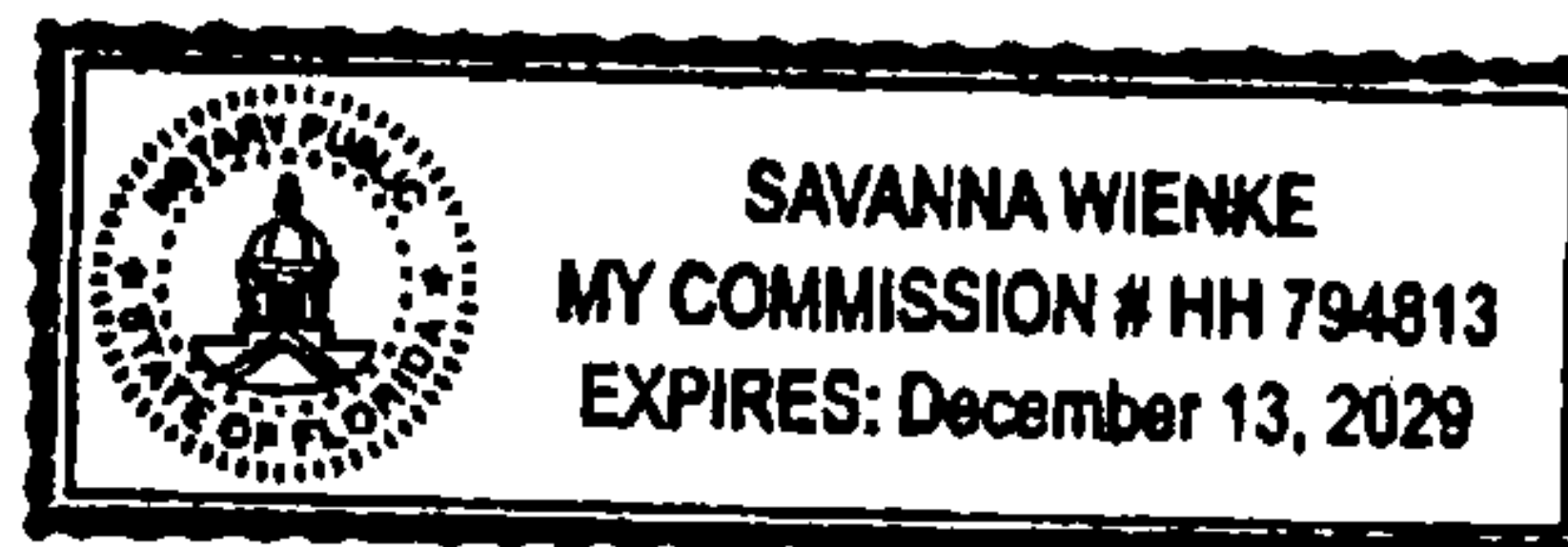
324 Goldstein Street, Punta Gorda, FL 33950

Full Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 5th day of June, 2026, by Lorey Biesheuvel, () who is/are personally known to me or (X) who has/have produced Drivers License as identification.

Savanna Wienke
Signature of Notary Public



Print, Type/Stamp Name of Notary