

Prepared by and Return to:
Sarah Raczynski
MTI Title Insurance Agency, Inc.
411 Commercial Court, Suite A
Venice, FL 34292

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #0979035916
File- MFL-2275688
Consideration Amount \$274,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026085750 2 PG(S)

6/23/2026 2:32 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3511442

Doc Stamp-Deed: \$1,918.00

WARRANTY DEED

This Indenture, Made this June 23, 2026, between Tammy Jo Greisiger NKA Tammy Jo Eppley, joined by her husband James Eppley, whose post office address is: 190 Magnolia Rd, Venice, FL 34293, hereinafter called the "Grantor", and, Alissa Magrath and William Magrath, wife and husband, whose post office address is: 4030 Dekle Avenue, 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, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Sarasota County, FL, and being further described as follows:

Lot 16, Block 359, TENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof as recorded in Plat Book 12, Page(s) 22, 22A through 22M, of the Public Records of Sarasota County, Florida.

Property Address: 4030 Dekle Avenue, North Port, FL 34286

Property is the homestead of the Grantor(s).

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES:

Witness #1 Signature

Susan Raczynski

Witness #1 Print Name

411 Commercial Court, Suite A
Venice, FL 34292

Witness #2 Signature

Pamela Pounds

Witness #2 Print Name

411 Commercial Court, Suite A
Venice, FL 34292

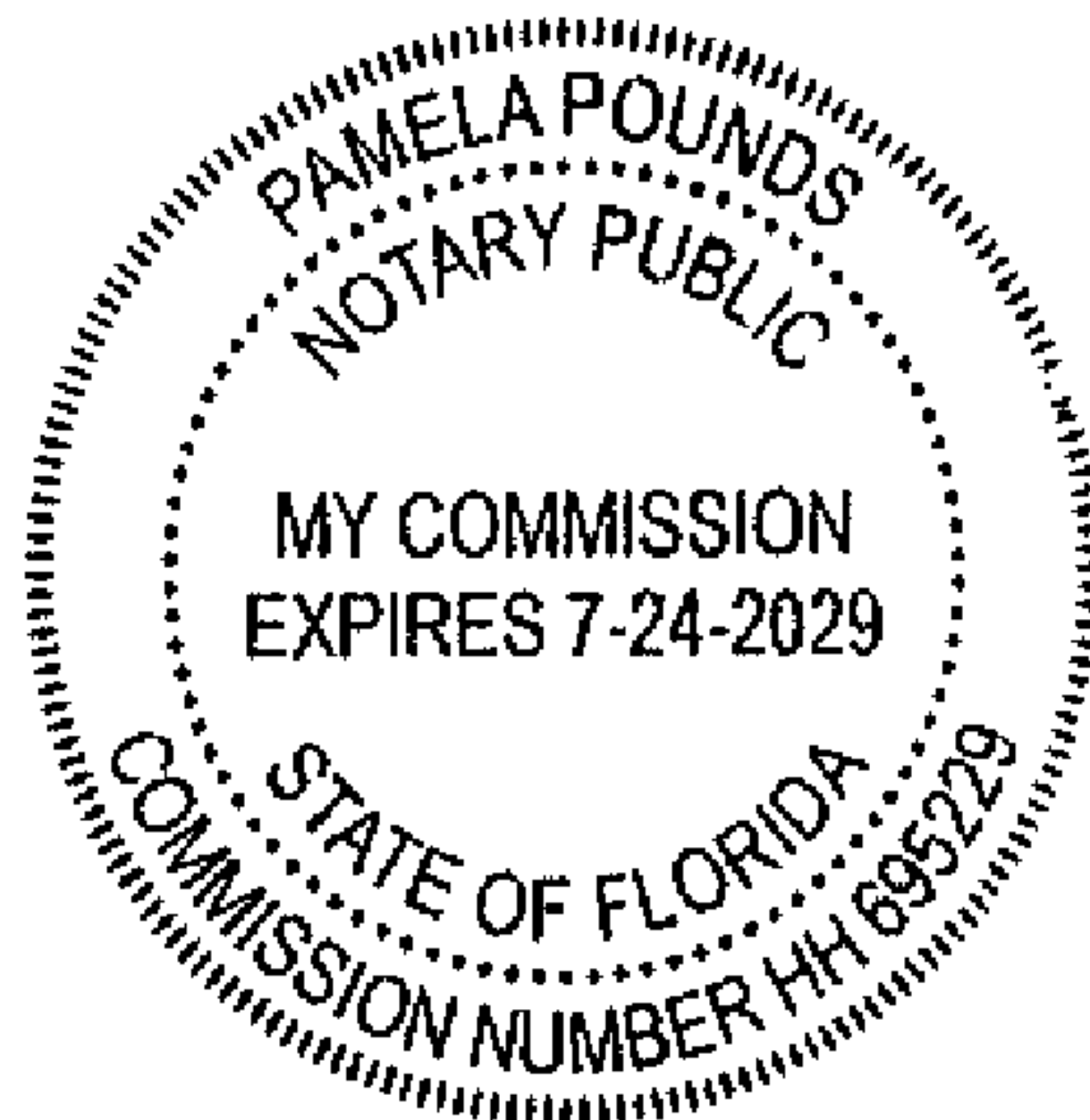
**THIS DEED IS NOT VALID WITHOUT THE
PRINTED NAME, SIGNATURE, AND ADDRESS OF
THE WITNESSES PURSUANT TO F.S. 695.26**

State of Florida ; County of Sarasota

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this June 23, 2026 by: Tammy Jo Greisiger NKA Tammy Jo Eppley and James Eppley who is/are personally known by me or who has/have produced: Drivers License as identification.

Notary Public

My Commission Expires: _____



GRANTOR(S):

Tammy Jo Greisiger NKA Tammy Jo Eppley

James Eppley