

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026087121 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512567



Doc Stamp-Deed: \$2,058.00

**Prepared by and Return to:
Ranee Polis , an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953**

File No.: 266839-95

WARRANTY DEED

This indenture made on **June 25, 2026** by **Tao Zhan and Hongjuan Wu, husband and wife**, whose address is: 14649 Guadalupe Drive, Rancho Murieta, CA 95683 hereinafter called the "grantor", to **Jeffrey Yanni, a single man**, whose address is: 3718 Donahue Avenue, North Port, FL 34288, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, **Florida**, to-wit:

Lot 22, Block 723, TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 13, Page(s) 8, 8A through 8V, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **1144072322**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Tao Zhan

Tao Zhan

Hongjuan Wu

Hongjuan Wu

Signed, sealed and delivered in our presence:

Dineshwar Lall

1st Witness Signature

Print Name: Dineshwar Lall

Address: 22434 Peachland Blvd
Port Charlotte, FL 33954

Rabina Lall

2nd Witness Signature

Print Name: Rabina Lall

Address: 22434 Peachland Blvd
Port Charlotte, FL 33954

State of Florida

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (✓) online
notarization on June 22, 2026, by **Tao Zhan and Hongjuan Wu**, who () is/are personally
known to me or who (✓) produced a valid drivers license as identification.

Dineshwar Lall

Notary Public Signature

Printed Name: Dineshwar Lall

My Commission Expires: 06/28/2028

(NOTARY SEAL)

Notarized online using audio-video communication technology

