

6/29/2026 11:45 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:

Alicia K. Henry, Esq.

THE LAW OFFICE OF ALICIA K. HENRY, P.A.

19700 Cochran Blvd., Unit B

Port Charlotte, FL 33948

CSC

Receipt # 3513376

Doc Stamp-Deed: \$0.70

Rec. \$ 18.50

Doc. \$ 0.70

Parcel Id. No. 1116010212

This conveyance is exempt from the imposition of documentary stamp tax because this conveyance is a gift of unencumbered real property, Fla. Admin. Code R. 12B-4.014.

WARRANTY DEED

THIS INDENTURE, made this 24th day of June, 2026, between TERESA WEST, a/k/a TERESA M. WEST, a married woman, whose post office address is 2615 Peach Circle, North Port, FL 34289, Grantor, and DAVID A. WEST and TERESA M. WEST, husband and wife, whose post office address is 2615 Peach Circle, North Port, FL 34289, 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 Grantor, for and in consideration of the sum of TEN AND 00/100----- (\$10.00)-----Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases and transfers unto the Grantees, all that certain land situate in Sarasota County, Florida, to-wit:

Lot 12, Block 2, LAKESIDE PLANTATION, a Subdivision according to the Plat thereof, as recorded in Plat Book 41, Pages 17, 17A thru 17I, of the Public Records of Sarasota County, Florida.

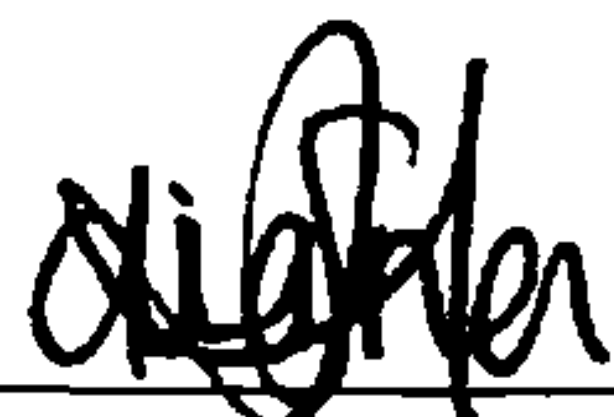
Subject to reservations, restrictions, easements of record, zoning, applicable governmental regulations and taxes for the current year.

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

and said Grantor hereby fully warranty the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence.

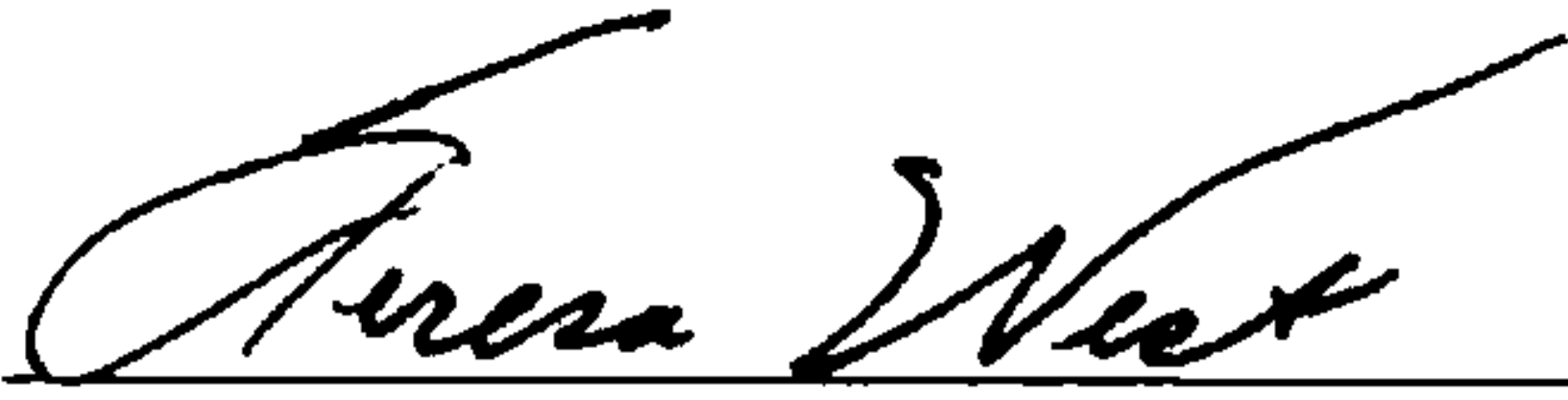

1st Witness – Signature

Diana Santamaria
1st Witness – Printed name
ARAGONA & ARAGONA
6130 Oxon Hill Road
Suite 100
Oxon Hill, MD 20745

1st Witness – Address

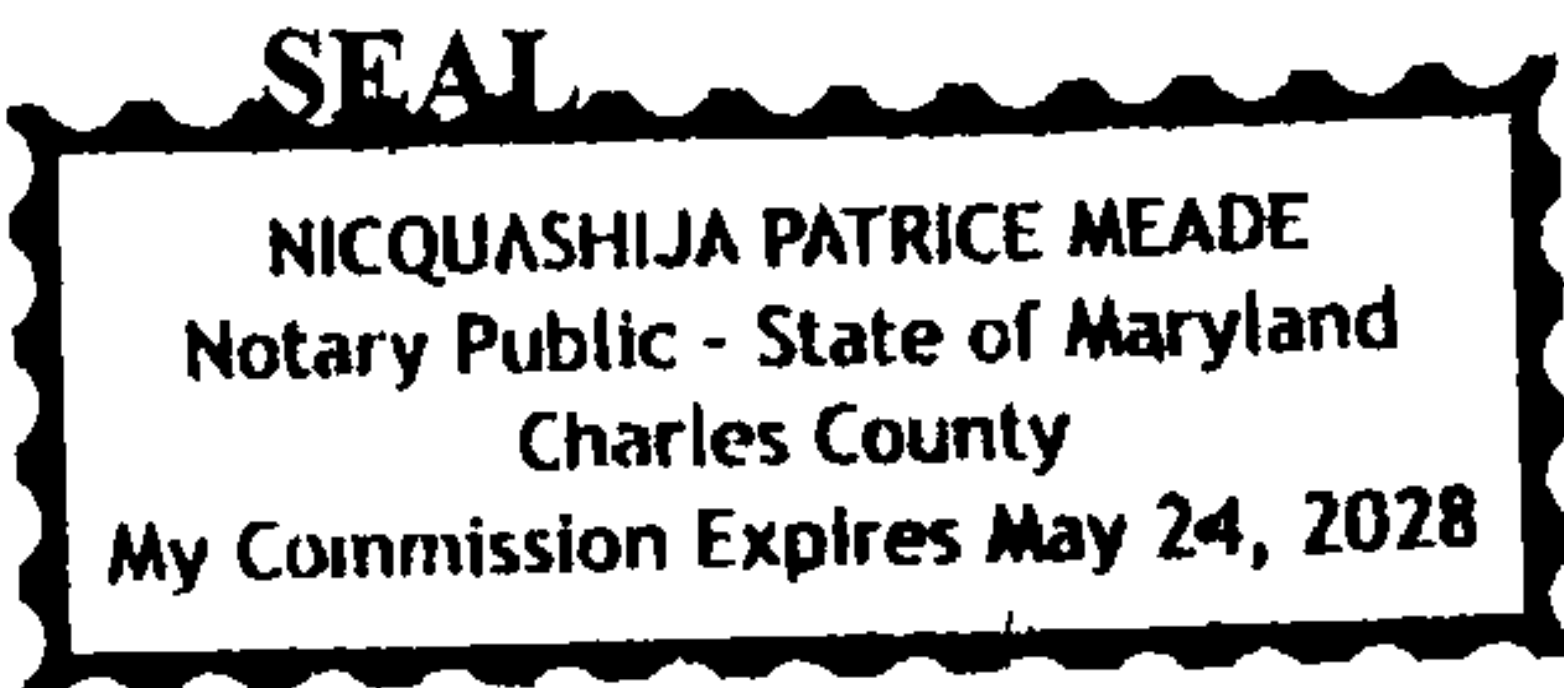

2nd Witness – Signature

Nicquashija Meade
2nd Witness – Printed Name
ARAGONA & ARAGONA
6130 Oxon Hill Road
Suite 100
Oxon Hill, MD 20745
2nd Witness – Address


TERESA WEST,
a/k/a TERESA M. WEST

STATE OF MARYLAND
COUNTY OF Charles

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of June, 2026, by TERESA WEST, a/k/a TERESA M. WEST, who is personally known to me or has produced identification card as identification.




Notary Public
Printed Name: Nicquashija P. Meade
My Commission Expires: 5/24/2028