

7/9/2026 4:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3517919

Doc Stamp-Deed: \$0.70

PREPARED BY AND RETURN TO:  
ROBERT D. SCHWARTZ  
ROBERT D. SCHWARTZ, P.A.  
1901 S. Congress Avenue, Suite 215  
Boynton Beach, Florida 33426  
Telephone (561) 736-3440  
Property Identification No.  
0979036019

WARRANTY DEED

THIS WARRANTY DEED, executed on July 7, 2026, by CELESTRIA L. MEYERS, a married woman, joined by her husband, ROBERT L. DOUGLAS, whose post office address is 1162 Delmonte Street, North Port, Florida 34288, Grantor, to CELESTRIA L. MEYERS, as Trustee of the CELESTRIA L. MEYERS Revocable Trust Agreement dated July 7, 2026, with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, and whose post office address is 1162 Delmonte Street, North Port, Florida 34288, Grantee,

WITNESSETH, That the Grantor for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in the County of Sarasota, State of Florida, to-wit:

Lot 19, Block 360, 10<sup>th</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 22, 22A through 22M, of the Public Records of Sarasota County, Florida.

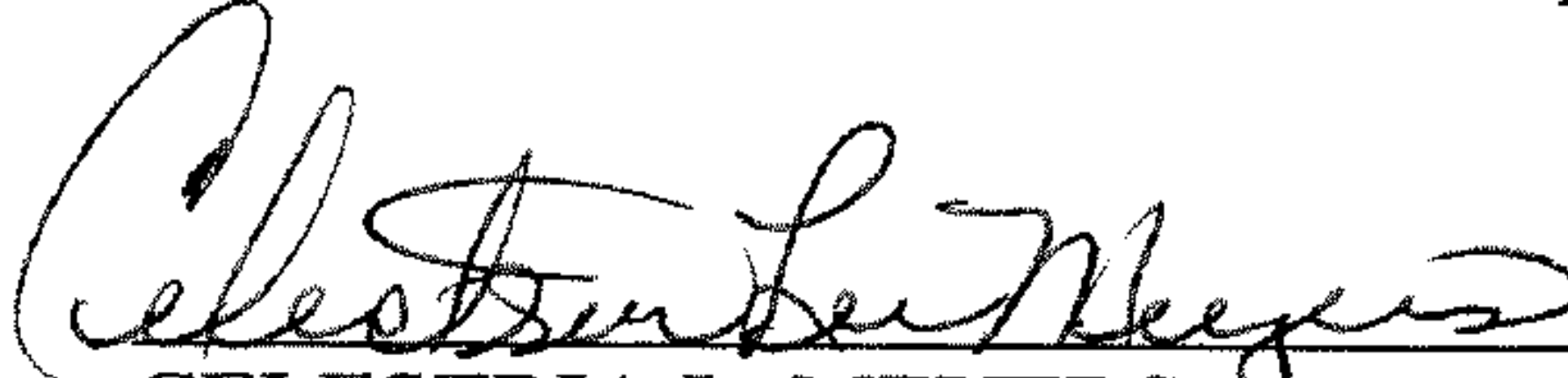
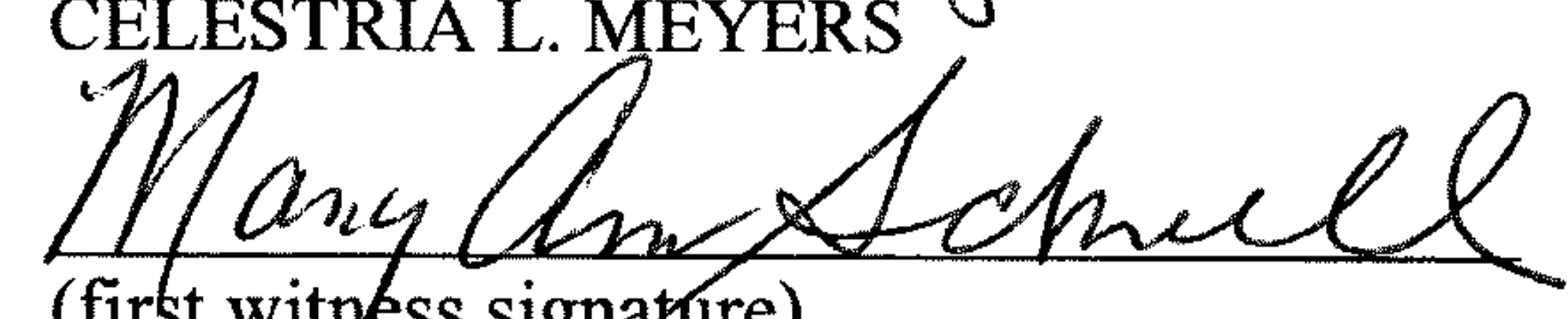
More commonly known as 4104 Watova Avenue, North Port, Florida 34286.

SUBJECT TO: Taxes and assessments for the current year and all subsequent years.  
SUBJECT TO: Conditions, restrictions, limitations, easements and utility agreements of record, if any.  
TOGETHER with all 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 will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing in the current year.

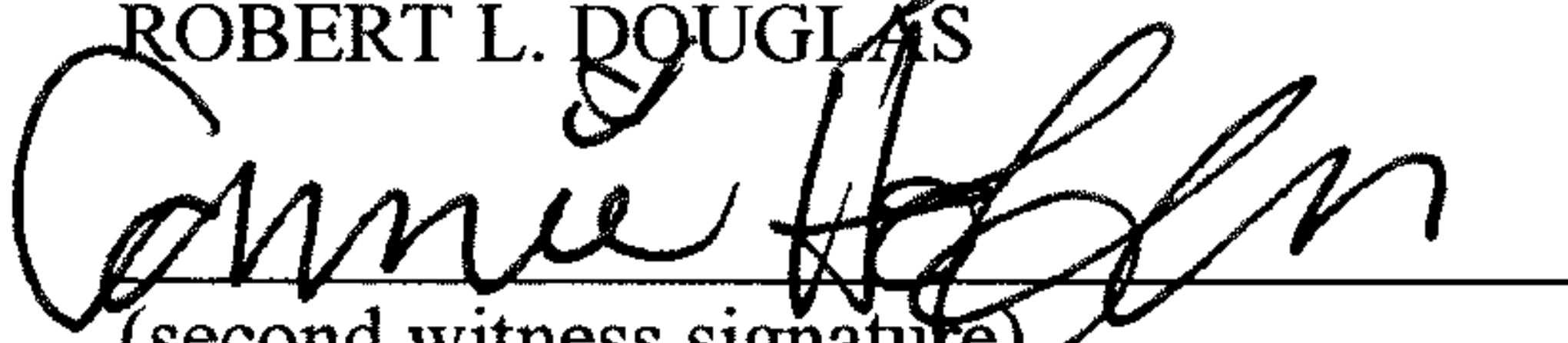
This Deed has been prepared without the benefit of title examination.

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:

  
CELESTRIA L. MEYERS  
  
(first witness signature)  
**MARY ANN SCHNELL**  
**TTENHOS NNV XVII**  
(first witness print name)

**18245 PAULSON DRIVE**  
**PORT CHARLOTTE FL 33954**  
(first witness address)

State of Florida  
County of Charlotte

  
ROBERT L. DOUGLAS  
  
(second witness signature)  
**CONNIE HOFFNER**  
(second witness print name)

**18245 PAULSON DRIVE**  
**PORT CHARLOTTE FL 33954**  
(second witness address)

I HEREBY CERTIFY that on this day, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization by CELESTRIA L. MEYERS and ROBERT L. DOUGLAS, who is ☐ personally known to me or who has ☒ produced a driver's license as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, on July 7, 2026.

My commission expires:

  
NOTARY PUBLIC

