

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026094974 2 PG(S)

7/13/2026 1:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518987



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

Doc Stamp-Deed: \$77.00

File No.: 267723-95

WARRANTY DEED

This indenture made on ¹³~~July 31~~, 2026 by **Lynda A. Scott, a single woman**, whose address is: 43272 Whitetail Path, Punta Gorda, FL 33982 hereinafter called the "grantor", to **Jess Powers and Melinda Powers, husband and wife**, whose address is: 4027 Quaker Lane, 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 12, Block 777, TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 13, Page(s) 8, 8A through 8V, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1143077712

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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.


Lynda A. Scott

Signed, sealed and delivered in our presence:


1st Witness Signature

Print Name: Arielle Winship

Address: 992 Tamiami Trl 6
Port Charlotte FL 33954


2nd Witness Signature

Print Name: Jeannie Stambaugh

Address: 992 Tamiami Trl 6
Port Charlotte FL 33954

State of FL

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on June 30, 2024, by **Lynda A. Scott**, who (☐) is/are personally known to me or who (☒) produced a valid DL as identification.


Notary Public Signature
Printed Name:
My Commission Expires:

(NOTARY SEAL)

