

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026096829 2 PG(S)

This instrument prepared by & return to:
Cindy Crews
Flamingo Bay Title LLC
3914 9th Avenue West
Bradenton, FL 34205
Consideration: 279,900.00

7/16/2026 12:34 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3520533

Doc Stamp-Deed: \$1,959.30

File Number: 2026-224
Parcel ID: 1002-00-5613

Warranty Deed

Made this 15th day of July, 2026 by, **Jeananne M. Ferrante, a widow**, whose post office address is: **8460 Pickwick Road, North Port, FL 34287**, hereinafter called the grantor, to: **Marcelino Serrano Jr, a single man, and April Mary Ellsworth, a single woman, as joint tenants with right of survivorship**, whose post office address is: **P.O. Box 703, Parrish, FL 34219**, hereinafter called the grantee,

(Whenever used herein the term "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 TWO HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 and 00/100 Dollars (\$279,900.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

LOT 13, BLOCK 56, FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 32, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

This property is the homestead of the Grantor (s).

Parcel ID Number: 1002-00-5613

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

WARRANTY DEED

