

7/20/2026 2:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521855



Prepared by and return to:

Holly M. Nikolich
Pinnacle Law Group, P.A.
1330 Main Street, 2nd Floor
Suite 6
Sarasota, FL 34236
(941) 957-9500

Doc Stamp-Deed: \$2,100.00

File No 2026-187
Consideration 300,000.00
Parcel Identification No 0972128923

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21st day of July, 2026 between Cynthia King, an unremarried widow, whose post office address is 548 Lake Shores Drive, Portsmouth, VA 23707, of the County of Portsmouth, Virginia, Grantor, **to Allysa Lynn James and Antony Gregorio Pernaleté Gamero, wife and husband,** whose post office address is 1987 Ponce De Leon Blvd, North Port, FL 34291, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$300,000.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 23, Block 1289, 26TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 3A through 3S, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

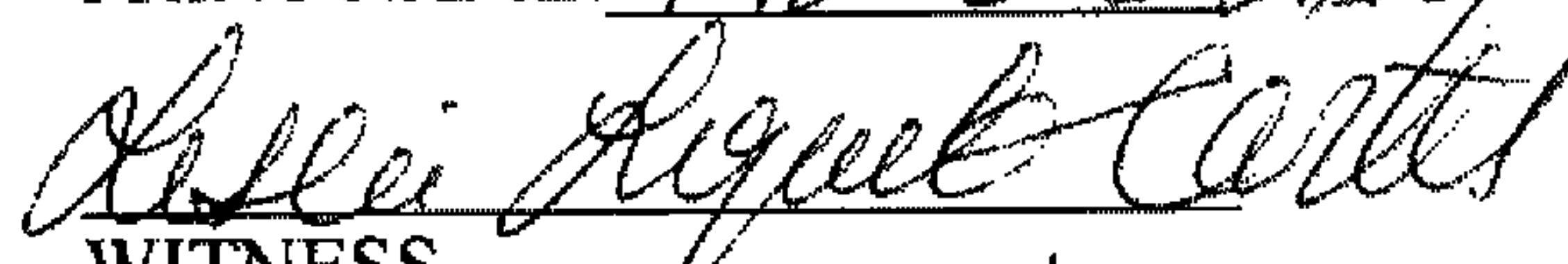
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant 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:


NENE BEDDYE AB
WITNESS
PRINT NAME: NENE BEDDYE


WITNESS
PRINT NAME: Leslie Laquita Carter

Cynthia King by Danielle Thom her Attorney in fact
Cynthia King by Danielle Thom, her Attorney-In-Fact

1486 E 55 Brooklyn
NY 11234
WITNESS 1 ADDRESS

7405 W Kenmore Dr Apt #1
Norfolk VA 23505
WITNESS 2 ADDRESS

STATE OF Virginia
COUNTY OF Portsmouth City

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of July, 2026, by Danielle Thom, as Attorney-In-Fact for Cynthia King, ☐ who is/are personally known to me or ☐ who has/have produced Drivers License as identification.


Signature of Notary Public
Leslie Laquita Carter
Print, Type/Stamp Name of Notary

