

Prepared by & Return to:
Debbie Ferraro-Henry
American Guardian Title USA, Inc.
6162 North U.S. Highway 41
Apollo Beach, FL 33572
File #: 26-06-1020

7/22/2026 2:00 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3523026

Doc Stamp-Deed: \$2,310.00

Corporate Warranty Deed

This Indenture, made this, 21st day of July, 2026 between Mardon Construction Management, Inc. whose post office address is: 240 Cherokee Street Northeast, 201, Marietta, GA 30060 a Corporation existing under the laws of the State of North Carolina, Grantor and **Madison Elizabeth Bailey, a single woman, and Austin Nickolas Hammond, a single man, as joint tenants with right of survivorship** whose post office address is 4158 Monterey Lane, North Port, FL 34288, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of THREE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED NINETY NINE AND 00/100(329,999.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

Lot 30, Block 780, Twelfth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 13, Page(s) 8, of the Public Records of Sarasota County, Florida.

Parcel ID: 1136-07-8030

Subject to taxes thru December 31, 2025, covenants, restrictions, and easements of record, if any.

Commonly known as: **4158 Monterey Lane, North Port, FL 34288**

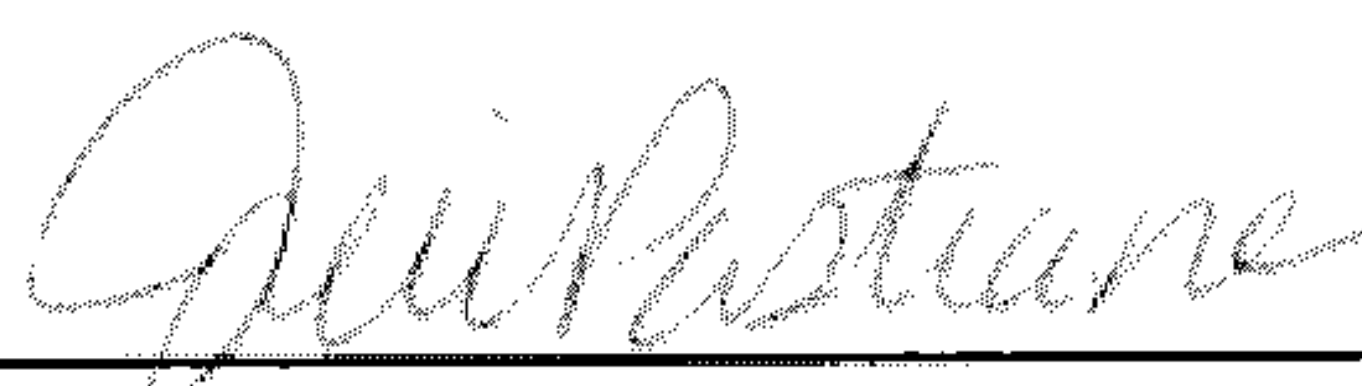
And, the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

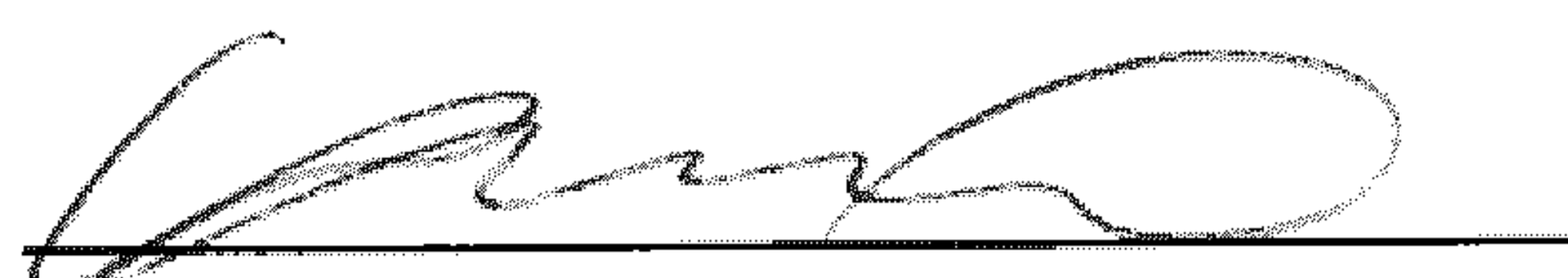
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In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

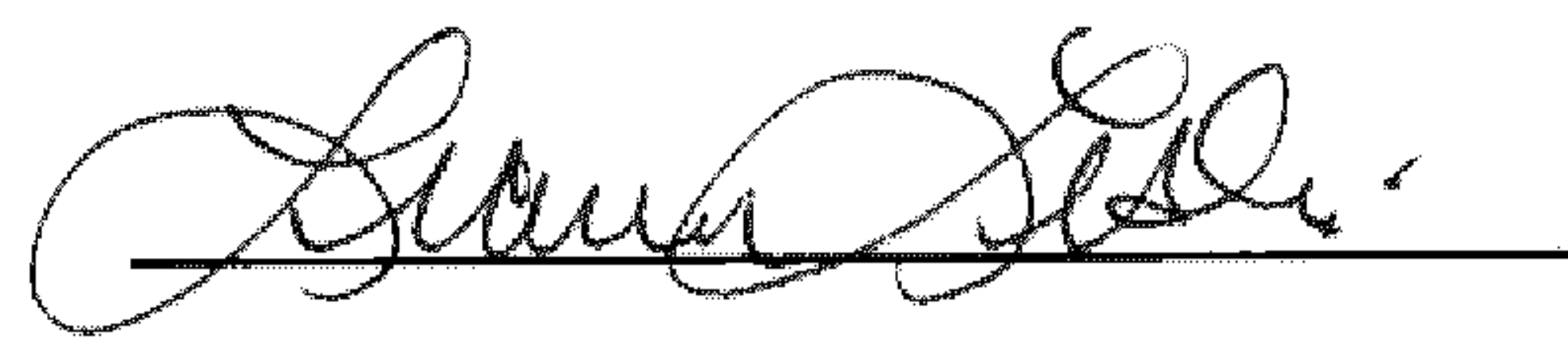
Mardon Construction Management, Inc.

Signed and Sealed in Our Presence:

By: 
Jeri Pastrana
Its: Authorized Signor

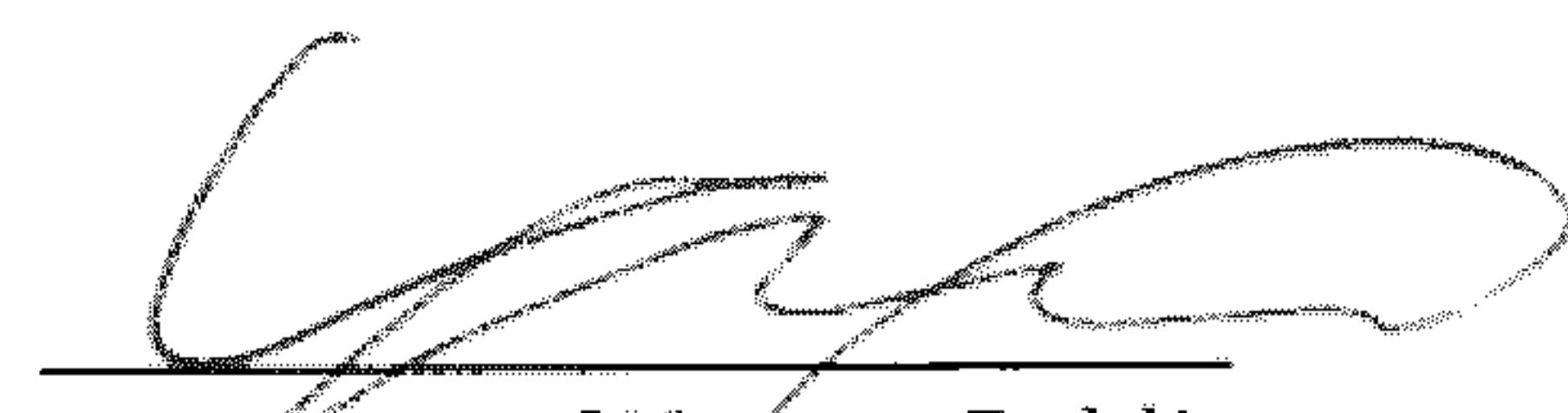

Deborah Ferraro-Henry
Witness Print Name: _____
Address: 6162 N US Hwy 41
Apollo Beach, FL 33572

(Corporate Seal)


Witness Print Name: Leann Leslie
Address: 6162 N US Hwy 41
Apollo Beach, FL 33572

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of July, 2026, by Jeri Pastrana, Authorized Signor of Mardon Construction Management, Inc., a NC Corporation, on behalf of the corporation, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.


Signature of Notary Public

