

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

File Number: 2026-0433

Property address:
272 Captains Ct, North Port, Florida 34287

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100342 2 PG(S)

7/23/2026 12:38 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523516

Doc Stamp-Deed: \$875.00

General Warranty Deed

Made this July 20, 2026 A.D. By **Joyce Anne Messina, a single woman**, whose post office address is: 8647 Abbott Hill Rd, Boston, New York 14025, hereinafter called the Grantor, to; **Mary Dull, a single woman**, whose post office address is: 272 Captains Ct, North Port, Florida 34287, 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 \$125,000.00 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, viz:

Unit 272, HARBOR ISLES CONDOMINIUM, SECTION III, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1363, Page 1210, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Together with: Mobile Home located thereon; to include the make, type and vehicle identification number of the mobile home units.

Parcel ID Number: **0789013019**

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 signature:

X *Sarah Clark*

Witness 1 Printed Name and Address:

Sarah Clark
12 S. Main St Holmdel NJ 14080

X *Joyce Anne Messina*
Joyce Anne Messina

Address: 8647 Abbott Hill Rd, Boston, New York
14025

Witness 2 signature:

X *Eugene Baczkowski*

Witness 2 Printed Name and Address:

10502 McKinstry Rd
Delevan ny 14042

State of *NY*

County of *Erie*

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization, this *15* day of July, 2026, by Joyce Anne Messina, who has produced *NYS DL # 514539882* as identification.

LYNN M McCABE
Notary Public, State of New York
Reg. No. 01MC6098327
Qualified in Erie County
Commission Expires Sept 08, 20*27*

X *Lynn McCabe*

Notary Public

Print Name: *Lynn McCabe*

My Commission Expires: *9-8-27*

Seal: