

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100534 2 PG(S)**

7/23/2026 3:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523684

Doc Stamp-Deed: \$3,171.00

Prepared by and Return to:
Dana Johnstone
Suncoast One Title & Closings, Inc.
1212-A E Venice Avenue
Venice, FL 34285

File No.: VEN-2026-2084
Parcel ID Number: 0979039320

[Space Above This Line For Recording Data]

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

This indenture made the 23rd day of July, 2026 between Ceil Waltner, a widow, whose post office address is 1488 Powell Valley Drive, Port Charlotte, FL 33953, of the County of Charlotte, State of Florida, Grantor, to Jerry K. Peterson and Betty L. Peterson, husband and wife, and Jerry K. Peterson and Valorie K. Peterson, husband and wife, as joint tenants with right of survivorship, whose post office address is 3801 Wayward Avenue, North Port, FL 34286, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 20, Block 393, Tenth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 12, Page(s) 22, 22A through 22M, 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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants 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:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: Amanda Warner

[Signature]
Ceil Waltner

WITNESS 1 ADDRESS:
1212 E. Venice Ave
Venice, FL 34285

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: Dana Johnstone

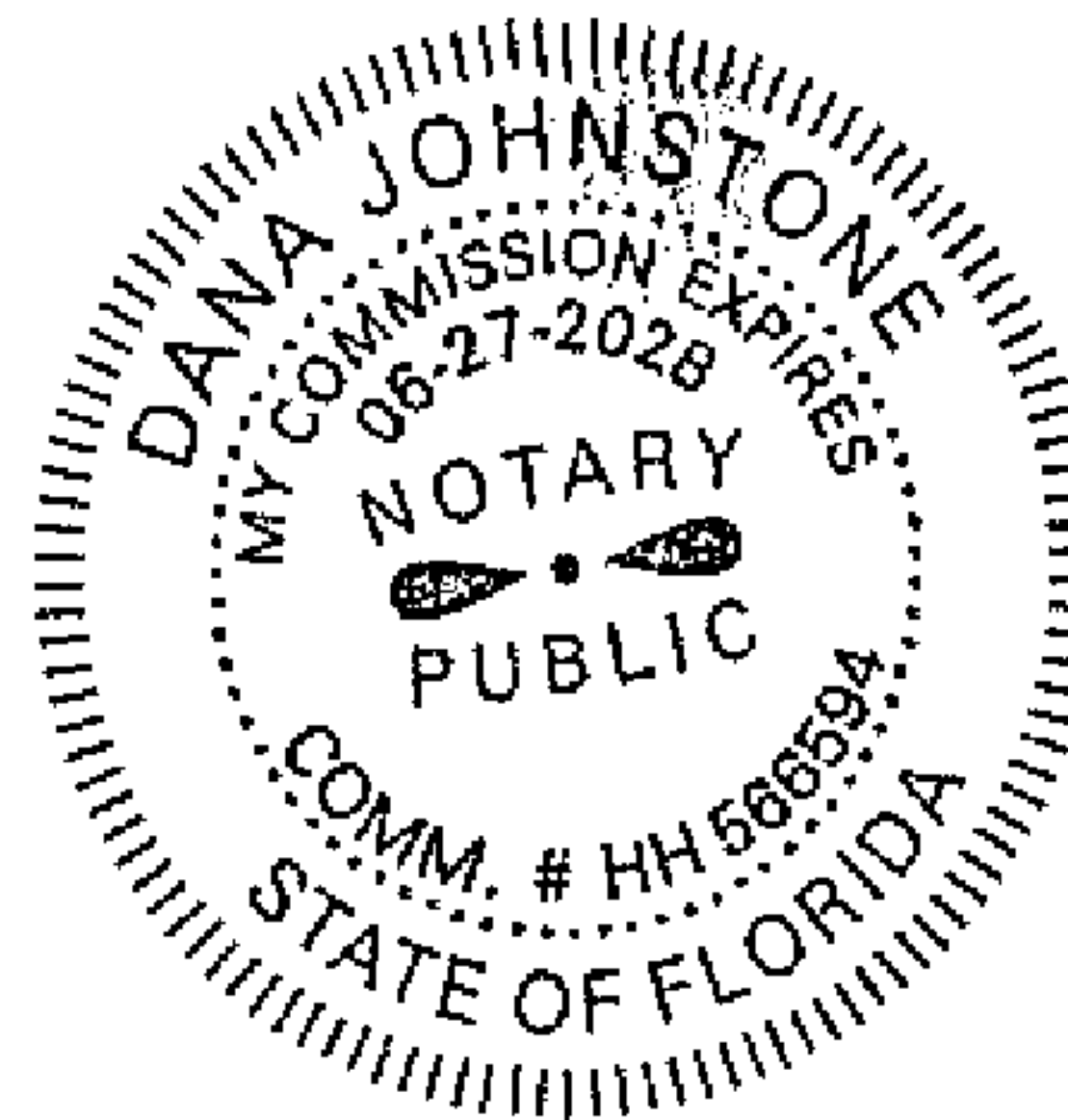
WITNESS 2 ADDRESS:
1212 E. Venice Ave
Venice FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of July, 2026, by Ceil Waltner, ☐ who is/are personally known to me or ☒ who has/have produced photo ID as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary



(NOTARY SEAL)