

Prepared by and return to:
Cristina Doolittle
Alliance Group Title, LLC
14850 Tamiami Trail
North Port, Florida 34287
File Number: 26-335

7/24/2026 12:23 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3524061

General Warranty Deed Doc Stamp-Deed: \$112.00

This Indenture, made this July 24, 2026 A.D. By **Jeffrey Denholtz, a married man**, whose post office address is: 18 Cheri Lane, Budd Lake, New Jersey 07828, hereinafter called the grantor, to **Zachariah Thomas Metts and Devon Erin Metts, husband and wife**, whose post office address is: 5748 Gainsboro Street, North Port, Florida 34291, 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 Ten Dollars, (\$10.00) 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:

Lot 31, Block 1501, Thirtieth Addition to Port Charlotte Subdivision, according to Plat thereof, as recorded in Plat Book 15, Page 14, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0944150131**

Subject to reservations, restrictions, and easements of record.

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.

SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

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:

Emily Shortino

Witness Signature

Print Witness Name: Emily Shortino

Print Witness Address: 64 Connelly Ave

City and zip code: Budd Lake, NJ

Jeffrey Denholtz

Jeffrey Denholtz

Jennifer Shortino

Witness Signature

Print Witness Name: Jennifer Shortino

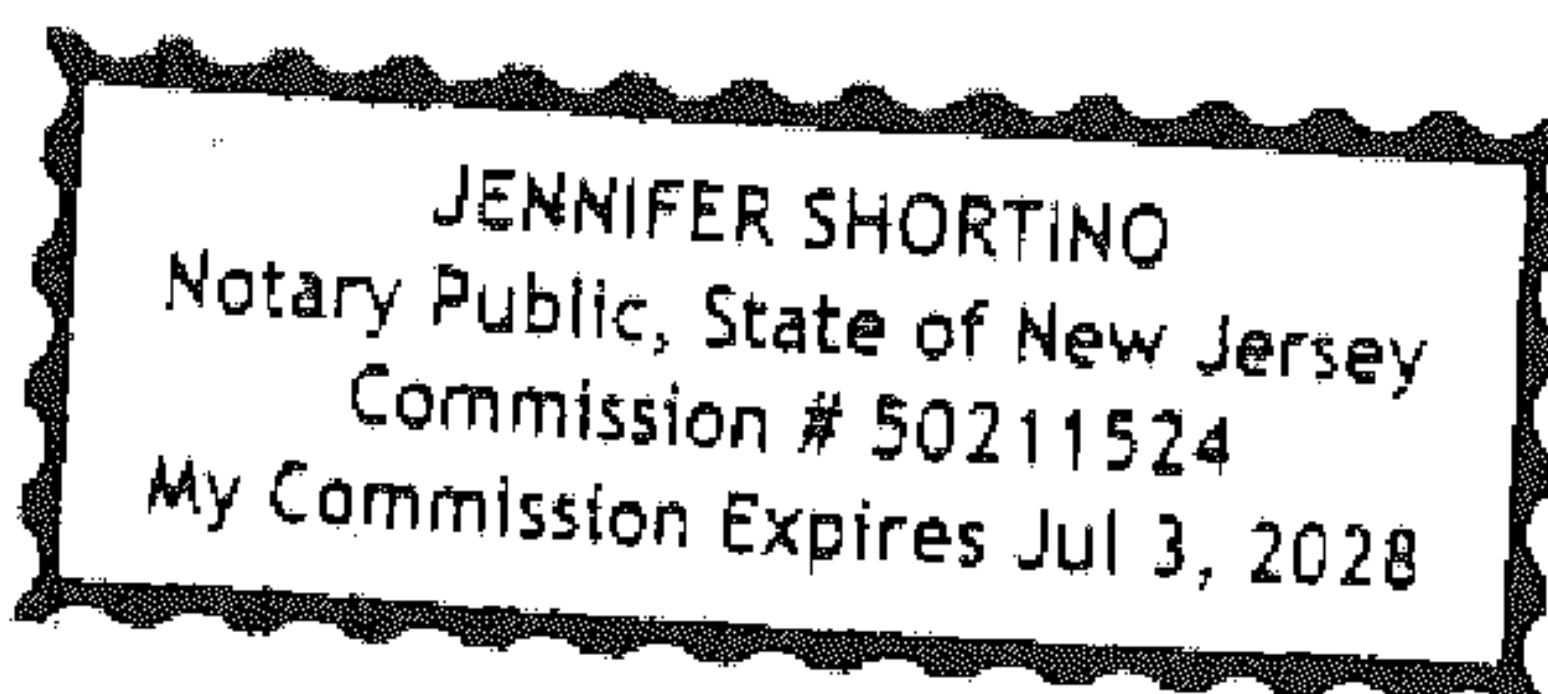
Print Witness Address: 64 Connelly Ave

City and zip code: Budd Lake NJ 07828

STATE OF New Jersey
COUNTY OF Morris

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of July, 2026, by Jeffrey Denholtz, a married man, who is/are personally known to me or who has produced Drivers License as identification.

[SEAL]



Jennifer Shortino

Notary Public

Print Name: Jennifer Shortino

My Commission Expires: 7/3/2028