

Prepared by and return to:
Lisa Schweit
Alliance Group Title, LLC
2000 Webber Street
Sarasota, Florida 34239
File Number: 26-310

7/24/2026 2:56 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3524223

Doc Stamp-Deed: \$2,345.00

General Warranty Deed

This **Indenture**, made this July 24, 2026 A.D. By **Barbara J. Highcock, a single person**, whose post office address is: 1077 Picard Lane, Cudjoe Key, Florida 33042, hereinafter called the grantor, to **Teresa Long, a single person**, whose post office address is: 5283 Balmor Ter, North Port, Florida 34288, 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 30, Block 2529, FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof as recorded in Plat Book 21, Pages 8, 8A through 8GG, of the Public Records of Sarasota County, Florida.

Grantor states that she and James L. Highcock, deceased had a continuous and uninterrupted marriage from the date they took title on June 17, 2022 through and including the date of death of James L. Highcock on January 7, 2023.

Parcel ID Number: **1008252930**

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:

[Signature]
Witness Signature
Print Witness Name: LISA ZIELS
Print Witness Address: 5800 OVERSEAS # 3
City and zip code: MARATHON FL 33050

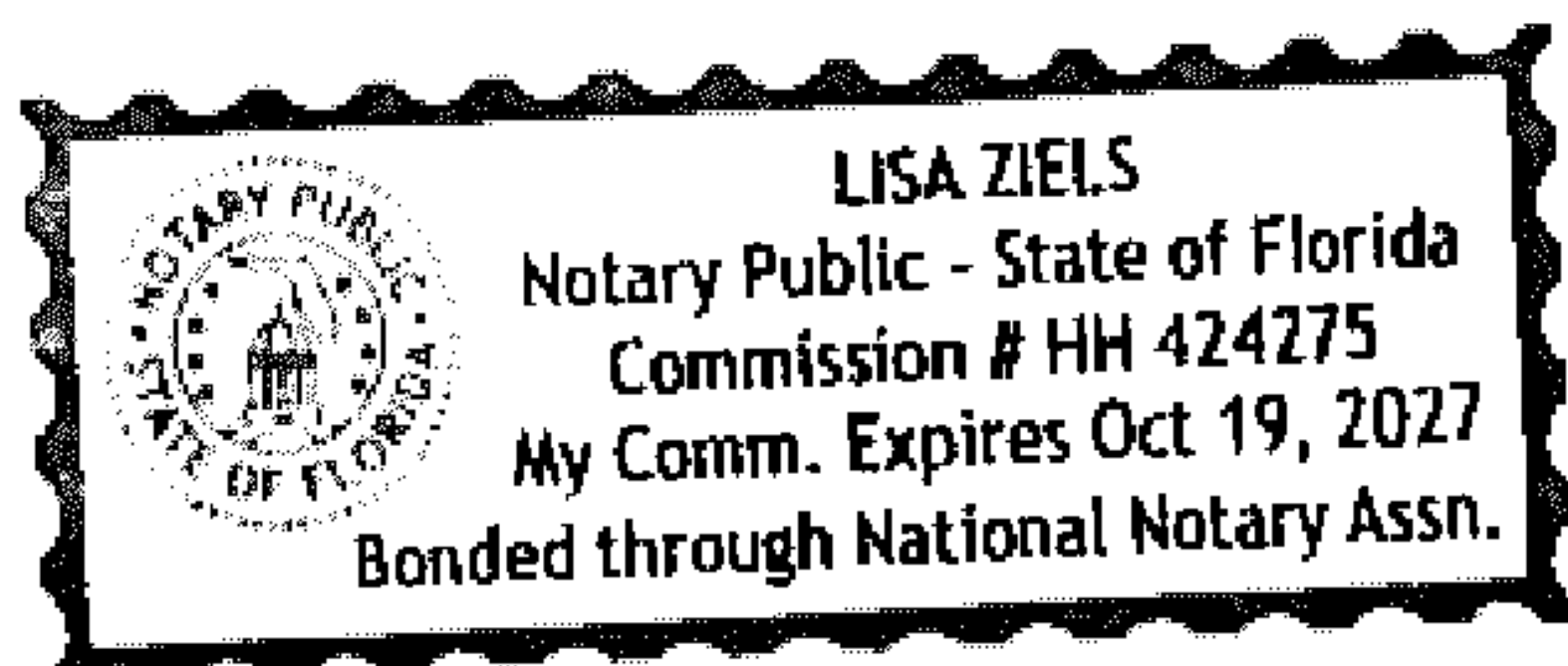
[Signature]
Barbara J. Highcock

[Signature]
Witness Signature
Print Witness Name: Melanie A. Webster
Print Witness Address: 1077 PICARD LN
City and zip code: Cudjoe Key 33042

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of July, 2026, by Barbara J. Highcock, who is personally known to me or who has produced DR. LICENSE as identification.

[SEAL]



[Signature]
Notary Public
Print Name: Lisa Ziels
My Commission Expires: 10-19-2027