

8/13/2026 4:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532517

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

Doc Stamp-Deed: \$1,505.00

File Number: 2026-115

Consideration: \$215,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made as of this 13th day of August, 2026, between Robyn L. Von Gunten, an unmarried woman, whose post office address is 1449 Tripoli Street, North Port, FL 34286, grantor, and Juan D. Peralta and Carmen R. Peralta, husband and wife, whose post office address is 3089 Greendale Road, North Port, FL 34287, grantee:

(Whenever used herein the terms "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, trusts and trustees.)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in, Sarasota County, Florida to-wit:

Lot 19, Block 2610, FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION,
according to the Plat thereof recorded in Plat Book 21, Page 13, of the Public Records of Sarasota
County, Florida.

Parcel Identification Number: 0995261019

Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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**.

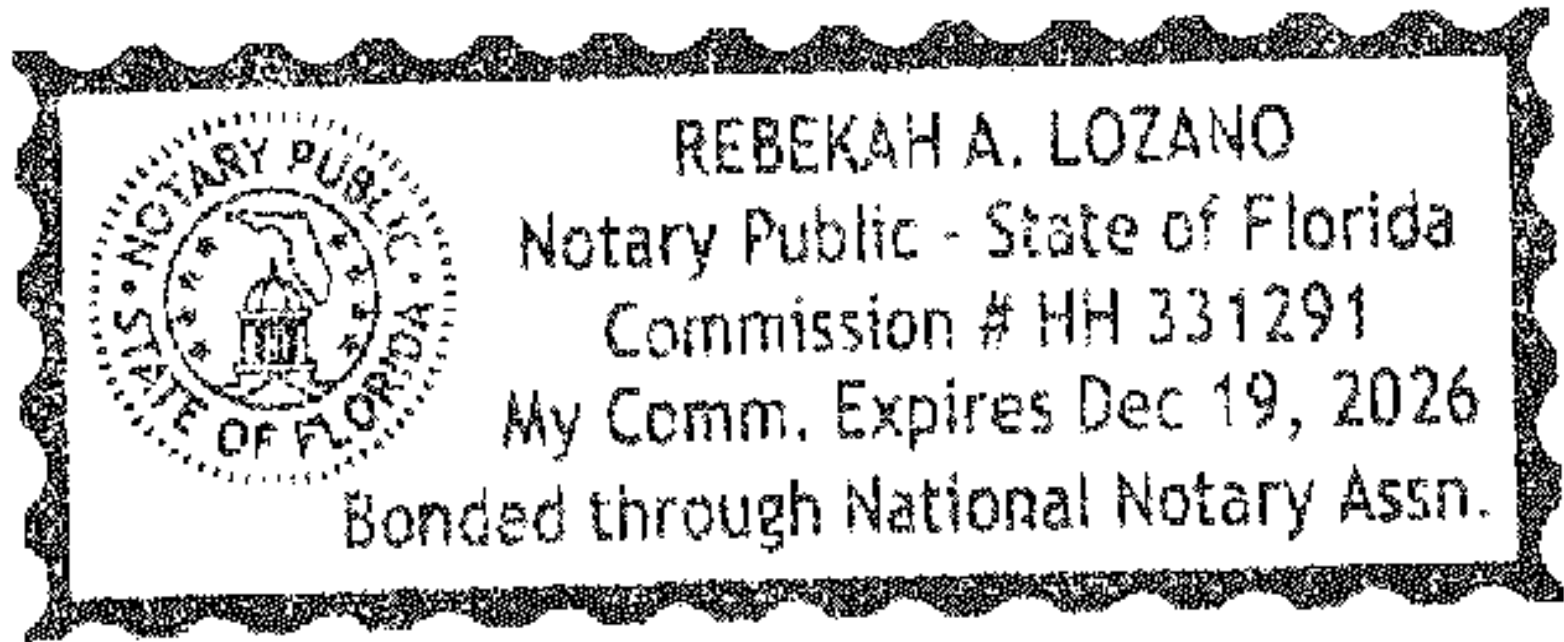
In Witness Whereof, grantor has hereunto set grantor's hand and seal this 13th day of August, 2026.

Signed, sealed and delivered in our presence: <u>Meredith Wilkinson</u> Witness Printed Name: <u>Meredith Wilkinson</u> Address: <u>6303 Rose Rush Ct.</u> <u>Lakewood Ranch, FL 34202</u> <u>Rebekah A. Lozano</u> Witness Printed Name: <u>REBEKAH A. LOZANO</u> Address: <u>229 PENSACOLA RD.</u> <u>VENICE, FL 34285</u>	<u>Robyn L. Von Gunten</u> Robyn L. Von Gunten
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State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of August, 2026, by Robyn L. Von Gunten, who ☐ is personally known or ☒ has produced driver's license as identification.

[Seal]



Rebekah A. Lozano

Notary Public

Print Name: _____

My Commission Expires: _____