

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026111183 2 PG(S)**

Prepared by and return to:

Misty M. Clausen
Esquire Land Title Inc
252 West Marion Avenue
Ste. 1130
Punta Gorda, FL 33950

8/14/2026 1:57 PM

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

SIMPLIFILE

Receipt # 3532884

File No PG-26-111

Doc Stamp-Deed: \$2,275.00

Parcel Identification No 0963-08-2113 & 0963-08-2112

[Space Above This Line For Recording Data]

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

This indenture made the **14th day of August, 2026** between **Jeffrey S. Grover and Patricia Grover f/k/a Patricia Belsky, husband and wife**, whose post office address is 903 Eldorado Drive, Dothan, AL 36303, of the County of Houston, Alabama, Grantor, to **Sonia Dutra, an unmarried woman**, whose post office address is 6616 Ponce de Leon Blvd, North Port, FL 34291, of the County of Florida, Grantee:

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 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, Florida, to-wit:

Parcel 1:

Lot 12, Block 821, 19th Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 14, Page(s) 7, 7A through 7P, of the Public Records of Sarasota County, Florida.

Parcel 2:

Lot 13, Block 821, 19th Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 14, Page(s) 7, 7A through 7P, 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jeffrey S Grover
Jeffrey S Grover

Patricia Grover
Patricia Grover f/k/a Patricia Belsky

Misty M Blaine
WITNESS
PRINT NAME: Misty M Blaine

Harinda Frankson
WITNESS
PRINT NAME: Harinda Frankson

252 W. Marion Avenue, #1130
Punta Gorda, FL 33950
WITNESS 1 ADDRESS

252 W. Marion Avenue, #1130
Punta Gorda, FL 33950
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 5th day of August, 2026, by Jeffrey S Grover and Patricia S Grover, (☐) who is/are personally known to me or (☒) who has/have produced JD as identification.

Misty M Blaine
Signature of Notary Public

Print, Type/Stamp Name of Notary

