

Prepared by/Return to:
Cemo Title Services, LLC
Mitzi Cemovich
1000 Tamiami Trail S.
Venice, FL 34285
941-485-1110 (tel)
941-237-4977(fax)

Doc. Stamps - \$147.00
PID No. 0985023307

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026111433 2 PG(S)

8/14/2026 4:59 PM

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

SIMPLIFILE

Receipt # 3533109

WARRANTY DEED

Doc Stamp-Deed: \$147.00

This Indenture, made on August 13, 2026 by **RICHARD J. HAY and WENDY L. HAY, husband and wife**, whose post office address is: 598 Barrett Mill Road, Wytheville, Virginia 24382, hereinafter called the **GRANTOR**, to **RICHARD HENRY ACETO, a single person**, whose post office address is: 6 Ginger Trail, Coventry, Rhode Island 02816, hereinafter called the **GRANTEE**:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that **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 7, Block 233, EIGHT ADDITON TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 20A through 20Z, 20Z1 and 20Z2, of the Public Records of Sarasota County, Florida

Said Property is Vacant Land.

The property is NOT the homestead of the **GRANTOR (s)** under the laws and Constitution of the State of Florida. Together with all 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. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

In Witness Whereof, **GRANTOR** has hereunto set **GRANTOR'S** hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

1st Witness Signature: Megan Layne
Printed Name: Megan Layne
Witness Address: 1331 Glade Rd Wytheville VA

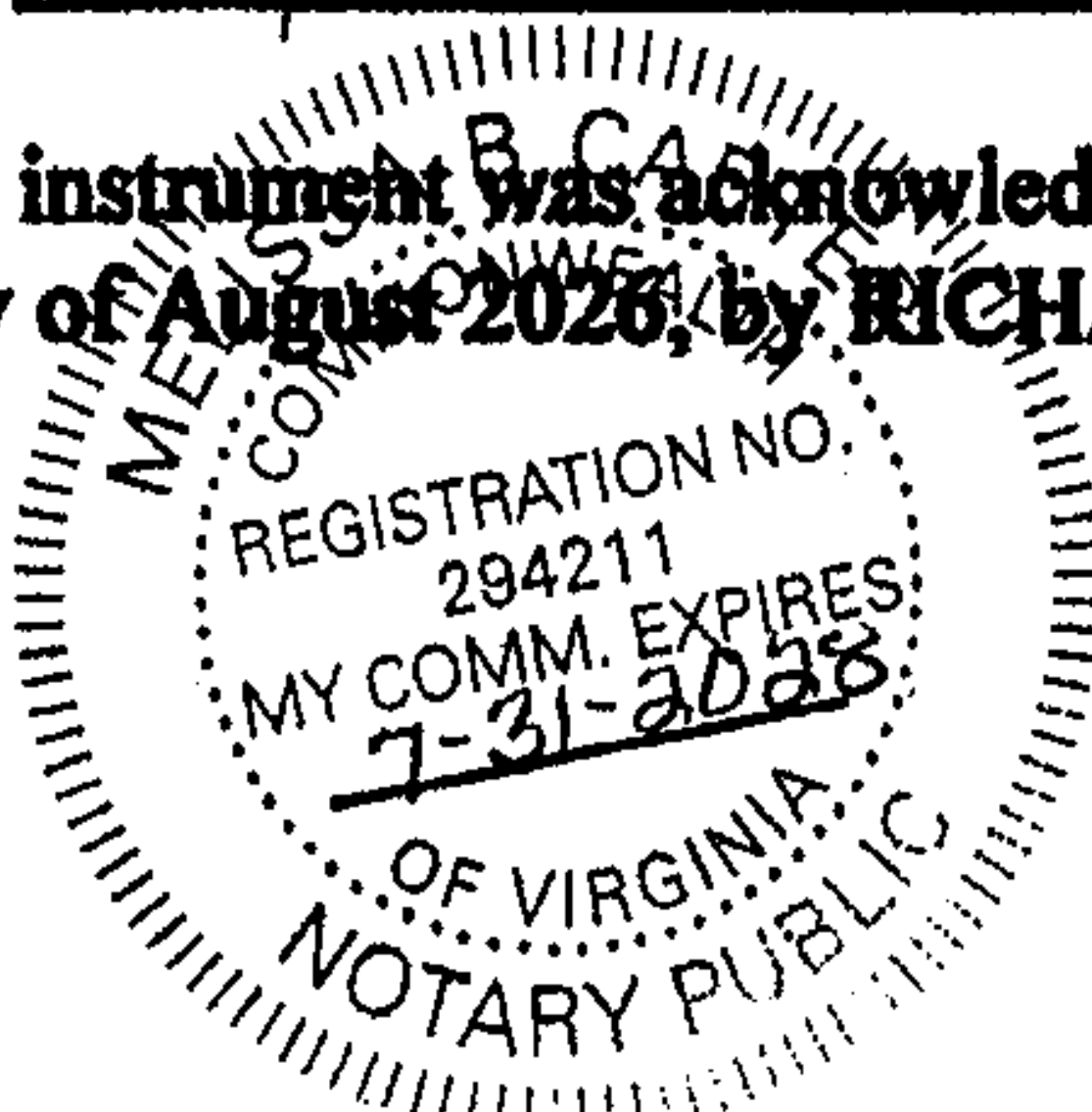
Richard J. Hay
RICHARD J. HAY

2nd Witness Signature: Michelle Williams
Printed Name: Michelle Williams
Witness Address: 348 Chingapin Ave Rural Retreat, VA 24368

STATE OF VIRGINIA
COUNTY OF Wythe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of August, 2026, by **RICHARD J. HAY** who has produced Drivers License as identification.

[Notary Seal]



Melissa B. Carter
Notary Public Signature

Warranty Deed

1st Witness Signature: Megan Layne
Printed Name: Megan Layne
Witness Address: 1331 Glade Rd Wytheville VA

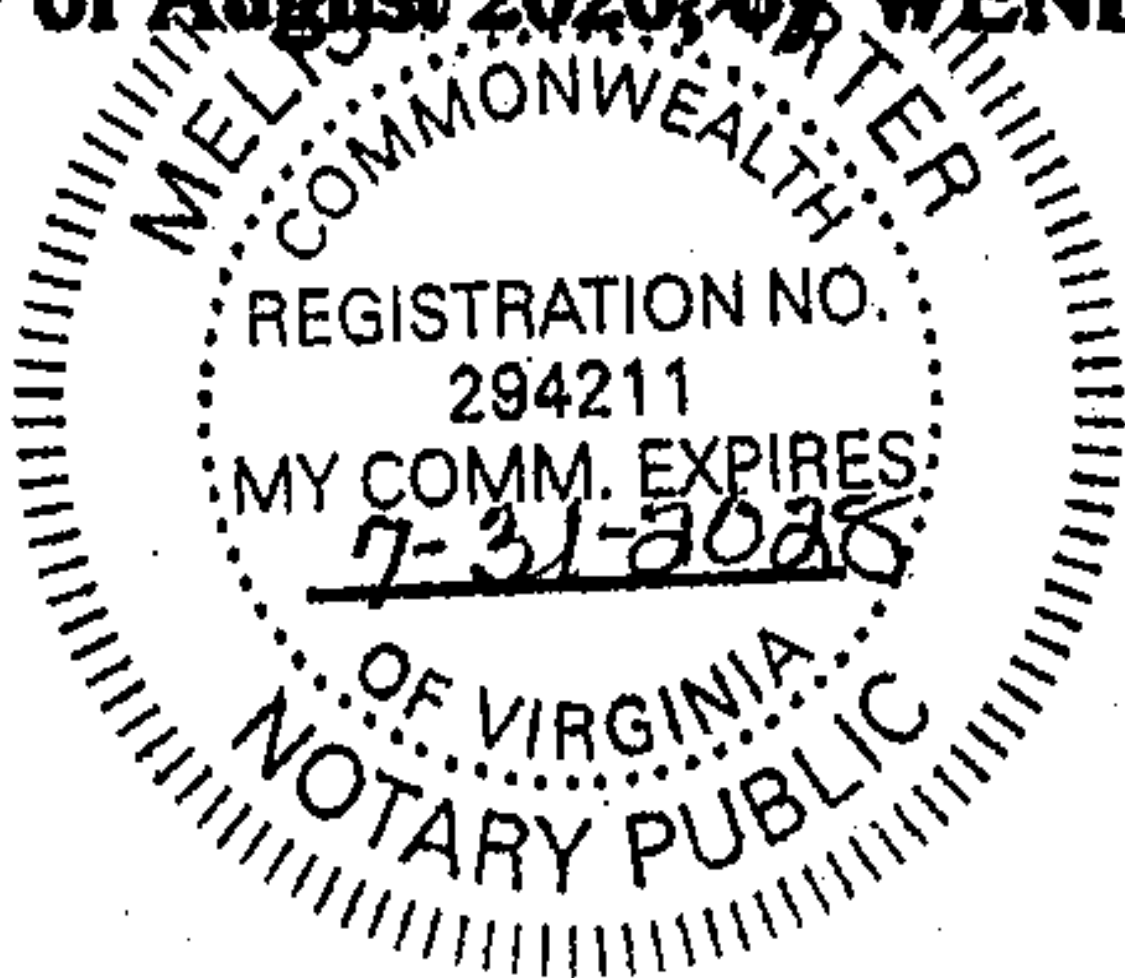
Wendy L. Hay
WENDY L. HAY

2nd Witness Signature: Michelle Williams
Printed Name: Michelle Williams
Witness Address: 548 Chinquapin Ave. Rural Retreat, VA 24368

STATE OF VIRGINIA
COUNTY OF Wythe

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 11 day of August 2026, by WENDY L. HAY who has produced Drivers license as identification.

[Notary Seal]



Melissa B. Carter
Notary Public Signature