

8/18/2026 2:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3534061

Prepared by and return to:

JILL C. McCrORY

Attorney at Law

McCrory Law Firm

309 Tamiami Trail

Punta Gorda, FL 33950

941-205-1122

File Number: 26088

Doc Stamp-Deed: \$2,100.00

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Warranty Deed

This Warranty Deed made this **14th** day of **August, 2026** between **VERONICA A. HEINS**, an unremarried widow whose post office address is **1109 Crosstimbers Drive, Louisville, KY 40245**, grantor, and **TIFFANY A. NOWATKA**, a single woman whose post office address is **2236 Gascom Street, North Port, FL 34288**, grantee:

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 14, Block 1667, THIRTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 15, Page 17, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1139166714

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, 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 the day and year first above written.

Signed, sealed and delivered in our presence:

Anne M. Gallant

Witness Name: ANNE M. GALLANT

Witness Address : 4333 CINDERELLA RD.
NORTH PORT, FL 34286

Kathy Jean Bryan

Witness Name: Kathy Jean Bryan

Witness Address : 840 Pamela Dr.
Punta Gorda, FL 33950

Veronica A. Heins (Seal)
VERONICA A. HEINS

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of August, 2026 by VERONICA A. HEINS, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Kathy Jean Bryan
Notary Public
Printed Name: Kathy Jean Bryan
My Commission Expires: 10-15-2026