

8/18/2026 3:17 PM

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

CSC

Receipt # 3534147

This Instrument Prepared by and Return to:

Savanna Wienke

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20261058

Parcel ID: **1136-07-7309**

Florida Documentary Stamps in the amount of **\$2,170.00** have been paid hereon.

Doc Stamp-Deed: \$2,170.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **18th day of August, 2026** by

Maureen Ann Wertz, Single,

whose post office address is P.O Box 6878, North Port, FL 34290,

herein called the Grantor, to

Julie A. Ellingson,

whose post office address is 3133 South San Mateo Drive, North Port, FL 34288,

hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of THREE HUNDRED TEN THOUSAND AND 00/100 (**\$310,000.00**) 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, State of Florida, viz.:

Lot 9, Block 773, 12th ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the plat thereof, as recorded in Plat Book 13, Pages 8, 8A through 8V, of the Public Records of Sarasota County, Florida.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Cynthia M. Glitch
Signature
Cynthia M. Glitch

Printed Name

324 Goldstein Street, Punta Gorda, FL 33950

Full Address

Maureen Ann Wertz
Maureen Ann Wertz

Witness #2:

Savanna Wienke
Signature
Savanna Wienke
Printed Name

324 Goldstein Street, Punta Gorda, FL 33950

Full Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 12 day of August, 2026, by Maureen Ann Wertz,
☐ who is/are personally known to me or ☒ who has/have produced
D.L. as identification.

Savanna Wienke
Signature of Notary Public

Print, Type/Stamp Name of Notary

