

8/20/2026 12:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3535148

Doc Stamp-Deed: \$2,205.00

Prepared by and After  
Recording Return to:  
Properties Title, LLC  
Attn: Maurice Azerad, Esq.  
5218 Paylor Ln.  
Sarasota, FL 34240

As a necessary incident to the fulfillment  
of conditions contained in a title insurance  
commitment issued by it.

File No.: 2026-07-4789

Parcel ID Number: 1139164422

## WARRANTY DEED

This WARRANTY DEED, made August 20, 2026, by **DAVID WOODS AND SANDRA WOODS, HUSBAND AND WIFE**, whose address is 5901 Lochinvars Trail, Marshall, WI 53559 (the "Grantor"), to **JASON A. PEASE AND KARIAH D. PEASE, HUSBAND AND WIFE**, whose address is 1790 Nobregas Ave, North Port, FL 34288 (the "Grantee"):

(Whenever used herein the term "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)

**Witnesseth**, that the Grantor, for and in consideration of the sum of THREE HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS (\$315,000.00) and other valuable consideration, 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**, to-wit:

**Lot 22, Block 1644, 33RD ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 17, of the Public Records of Sarasota County, Florida.**

**Subject**, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

**In Witness Whereof**, the Grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Signature   
Witness Printed Name Nadia DeMessa  
Witness #1 Address 424 E Central Blvd, #203  
Orlando, FL 32801

David Woods  
David Woods

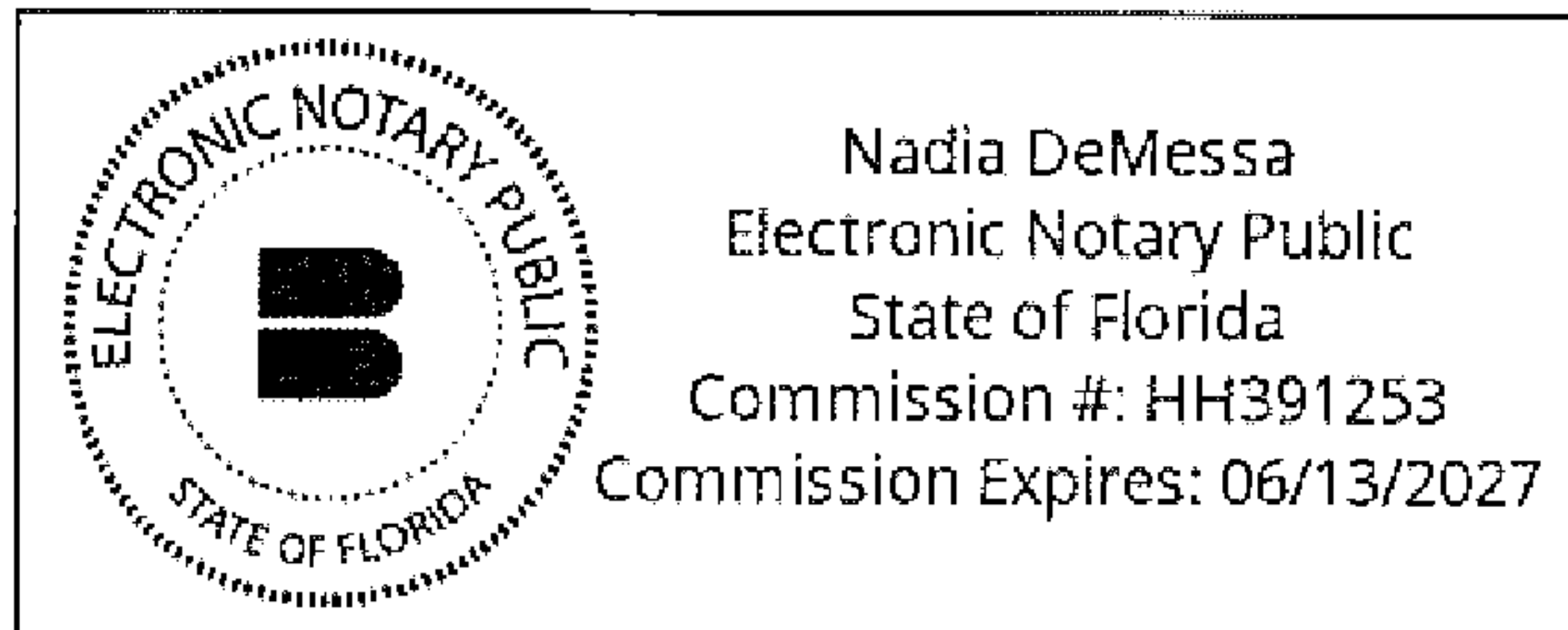
Signature   
Witness Printed Name Yvette Allen  
Witness #2 Address 424 E Central Blvd, #203  
Orlando, FL 32801

Sandra Woods  
Sandra Woods

State of Florida  
County of Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization on 19th day of August, 2026, by David Woods and Sandra Woods, who is/are ☐ personally known to me or who has/have ☒ produced Driver License as identification.

Notarized online using audio-video communication technology



  
Notary Public  
Print Name: Nadia DeMessa  
My Commission Expires: 06/13/2027