

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026113946 2 PG(S)**

8/20/2026 3:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3535291

Doc Stamp-Deed: \$2,030.00

Prepared by and Return to:
Eddisse Turner
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

File No.: NP-2026-3186
Parcel ID Number: 0414-16-0073

[Space Above This Line For Recording Data]

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

This indenture made the 20th day of August, 2026 between James C. Daugherty and Sharon A. Daugherty, husband and wife, whose post office address is **100 North State Street, Ephrata, PA 17522**, of the County of Lancaster, Commonwealth of Pennsylvania, Grantors, to **Dennis James and Dana James, husband and wife, as tenants by the entirety**, whose post office address is **395 Capulet Drive, Venice, FL 34292**, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 112, Verona Reserve Replat, according to the map or plat thereof, recorded in Plat Book 48, Page(s) 9, 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors 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:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: Amanda Joy Benton

[Signature]
James C. Daugherty

WITNESS 1 ADDRESS:
141 W. State St. Apt 4
EPHrata, PA 17522

[Signature]
Sharon A. Daugherty

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: RASHEED A CREARY

WITNESS 2 ADDRESS:
1007 SHADWISTONE DRIVE
LANCASTER, PA 17603

RAC
STATE OF FLORIDA PENNSYLVANIA
COUNTY OF SARASOTA LANCASTER
RAC

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of August, 2026, by James C. Daugherty and Sharon A. Daugherty, ☐ who is/are personally known to me or ☒ who has/have produced DRIVER LICENSE as identification.

[Signature]
Signature of Notary Public

RASHEED A CREARY
Print, Type/Stamp Name of Notary

(NOTARY SEAL)

