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8/21/2026 2:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3535789

Prepared by and return to:

Janelle Smith

North Port Title, LLC

13801 Tamiami Trail, Suite A

North Port, Florida 34287

941-423-0360

260365

Doc Stamp-Deed: \$3,220.00

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Warranty Deed

This Warranty Deed made this 20 day of August 2026, between **Sherman E. Wiseman and Kelly E. Wiseman, husband and wife** whose post office address is **2196 Laurifolia Court, North Port, Florida 34286**, grantor, and **Robert L. Peschel** whose post office address is **135 Driftway E, Hampton, New Jersey 08827**, grantee:

(Whenever 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, trusts and trustees)

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 7, Block 2387, 49TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 21, Page 1, Public Records of Sarasota County, Florida.

Parcel Identification Number: 1117238707

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:

Christine E Grimes
Witness
Christine E Grimes
Witness Name Printed
2599 Sherman Oak Dr
North Port, FL 34289
Witness Address

Dina Davis
Witness
Dina M. Davis
Witness Name Printed
405 Commercial Ct Unit D
Venice Florida 34292
Witness Address

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 20 of August, 2026 by Sherman E. Wiseman and Kelly E. Wiseman, husband and wife, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)

Sherman E. Wiseman
Sherman E. Wiseman
Kelly E. Wiseman
Kelly E. Wiseman

Dina Davis
Notary Public
Printed Name: _____
My Commission Expires: _____

