



Prepared by and return to:
Kay S Leigh C.L.C.
CrossRoads Title
923 Del Prado Blvd S. #206
Cape Coral, FL 33990
(239) 748-2202
Parcel Identification No
0985014825

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026114916 2 PG(S)

8/24/2026 1:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3536161

Doc Stamp-Deed: \$1,750.00

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WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the **24th day of August, 2026** between **Donna J. Battiatia, a single woman**, whose post office address is **3366 Montclair Circle North Port, FL 34287**, Grantor, to **Creative Visions LLC, A Florida Limited Liability Company**, whose post office address is **812 Southeast 33rd Terrace Cape Coral, FL 33904**, of the County of Lee, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 25, Block 148, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 12, Pages 20, 20AA through 20ZZ2, of the Public Records of Sarasota County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: **3366 Montclair Circle North Port, FL 34287**.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

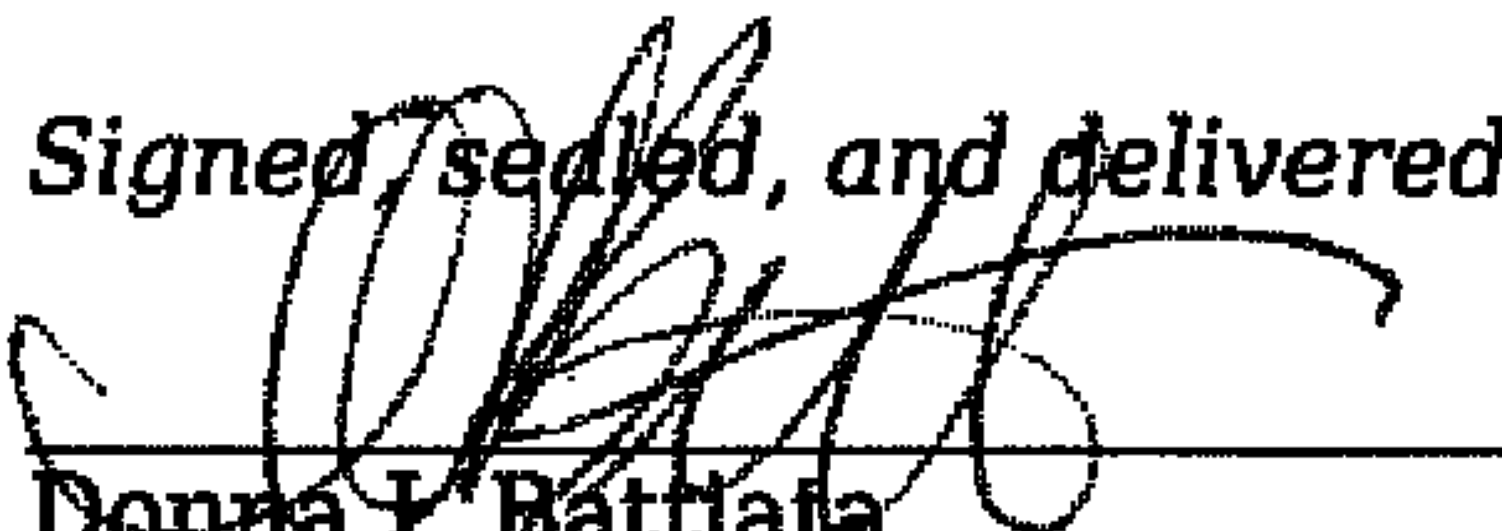
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:


Donna J. Battiatia

WITNESS

PRINT NAME: Kay Leigh

WITNESS

PRINT NAME: Lindsey O'Grady

CrossRoads Title, LLC

123 Del Prado Blvd S, #206

Cape Coral, FL 33990

WITNESS 1 ADDRESS

CrossRoads Title, LLC

123 Del Prado Blvd S, #206

Cape Coral, FL 33990

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of August, 2026, by Donna J. Battiatia, ☐ who is/are personally known to me or ☒ who has/have produced Dr. Lic as identification.


Signature of Notary Public

Kay Leigh
Print, Type/Stamp Name of Notary



(Seal)