

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026115089 2 PG(S)

8/24/2026 2:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3536314

Prepared by and return to:  
Debi Stout  
Alliance Group Title, LLC  
14850 Tamiami Trail  
North Port, Florida 34287  
File Number: 26-367

Doc Stamp-Deed: \$1,925.00

**General Warranty Deed**

**This Indenture**, made this August 24, 2026 A.D. By **Mark A Davis, a single man**, whose post office address is: 1072 W. Bluebird Drive, Chandler, Arizona 85286, hereinafter called the grantor, to **Brian M Stellwag and Bethani J. Stellwag, husband and wife**, whose post office address is: 4651 Lummus Street, North Port, Florida 34286, hereinafter called 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 Ten Dollars, (\$10.00) 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, Florida, viz:

Lot 19, Block 1138, Twenty-Fifth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page 2, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0958113819**

Subject to reservations, restrictions, and easements of record.

**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.

**SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)**

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

*Signed, sealed and delivered in our presence:*



Witness Signature  
Print Witness Name: Maria J. Gerbis

Print Witness Address: 2040 S Alma School Rd

City and zip code: Chandler AZ 85286



Mark A Davis



Witness Signature  
Print Witness Name: Flor D Downing

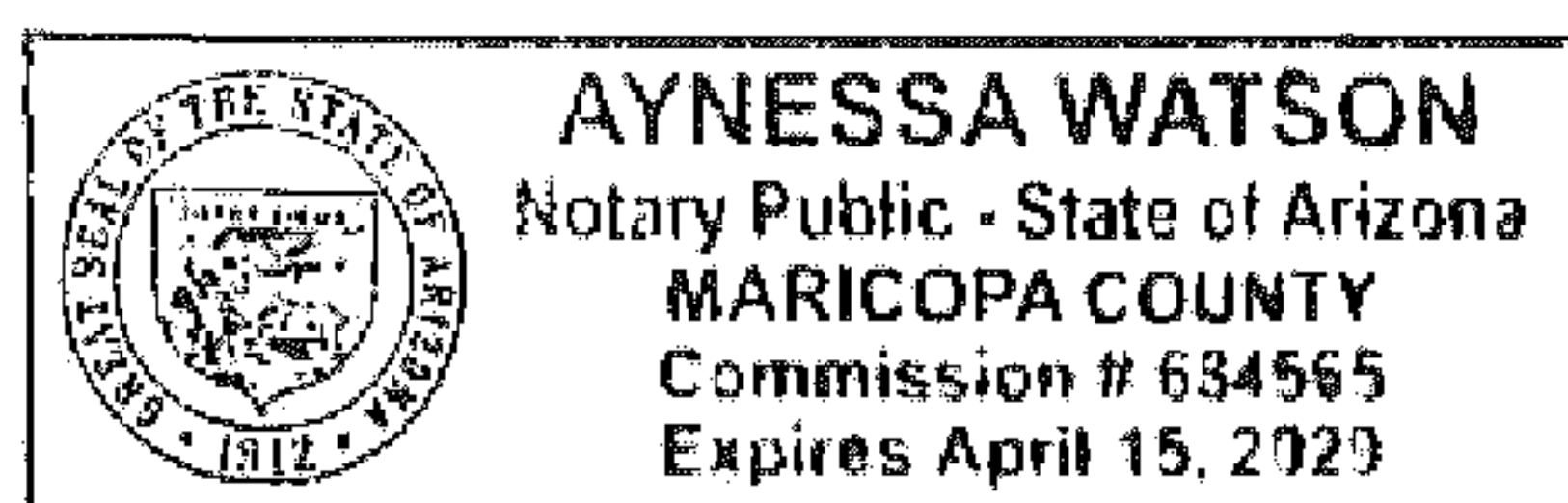
Print Witness Address: 2040 S Alma School Rd

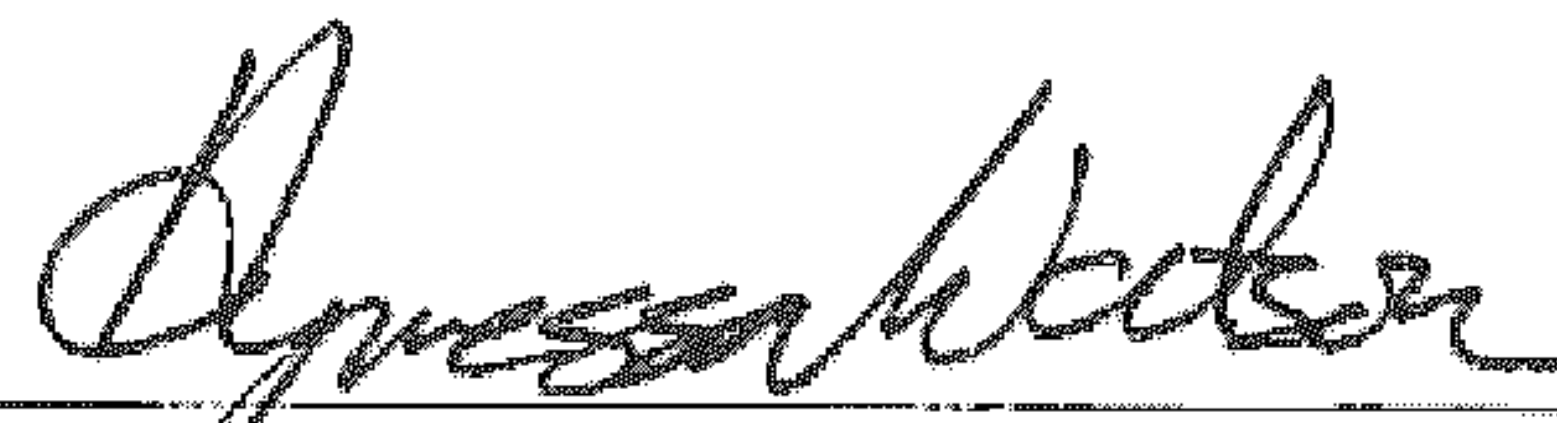
City and zip code: Chandler, AZ 85286

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19<sup>th</sup> day of August, 2026, by Mark A Davis, who is/are personally known to me or who has produced Drivers license as identification.

[SEAL]





Notary Public

Print Name: Aynessa Watson

My Commission Expires: 04/15/2029