

8/25/2026 12:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3536885

This Instrument Prepared by and Return to:

Taylor Parr

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260909

Parcel ID: **0958-06-8139**

Florida Documentary Stamps in the amount of **\$2,800.00** have been paid hereon.

Doc Stamp-Deed: \$2,800.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **25th day of August, 2026** by

John Michael Shane Hetteberg aka John Hetteberg and Erin Hetteberg aka Erin Nicole Hetteberg, Husband and Wife,

whose post office address is 3224 Madagascar Avenue, North Port, FL 34286,

herein called the Grantor, to

Michael J. McGovern and Diane McGovern, Husband and Wife,

whose post office address is 3224 Madagascar Avenue, North Port, FL 34286,

hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of FOUR HUNDRED THOUSAND AND 00/100 (**\$400,000.00**) 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, State of Florida, viz.:

Lot 39, Block 681, 17th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 13, page 16, of the Public Records of Sarasota County, Florida.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:



Signature

RICK MARZELLE

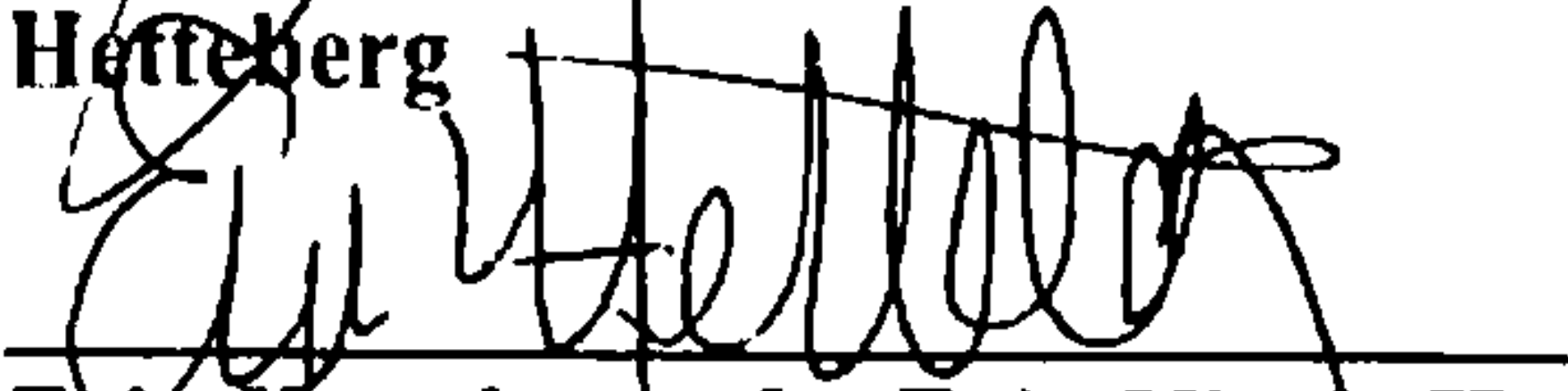
Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address



John Michael Shane Hetteberg aka John Hetteberg



Erin Hetteberg aka Erin Nicole Hetteberg

Witness #2:



Signature

Taylor Parr

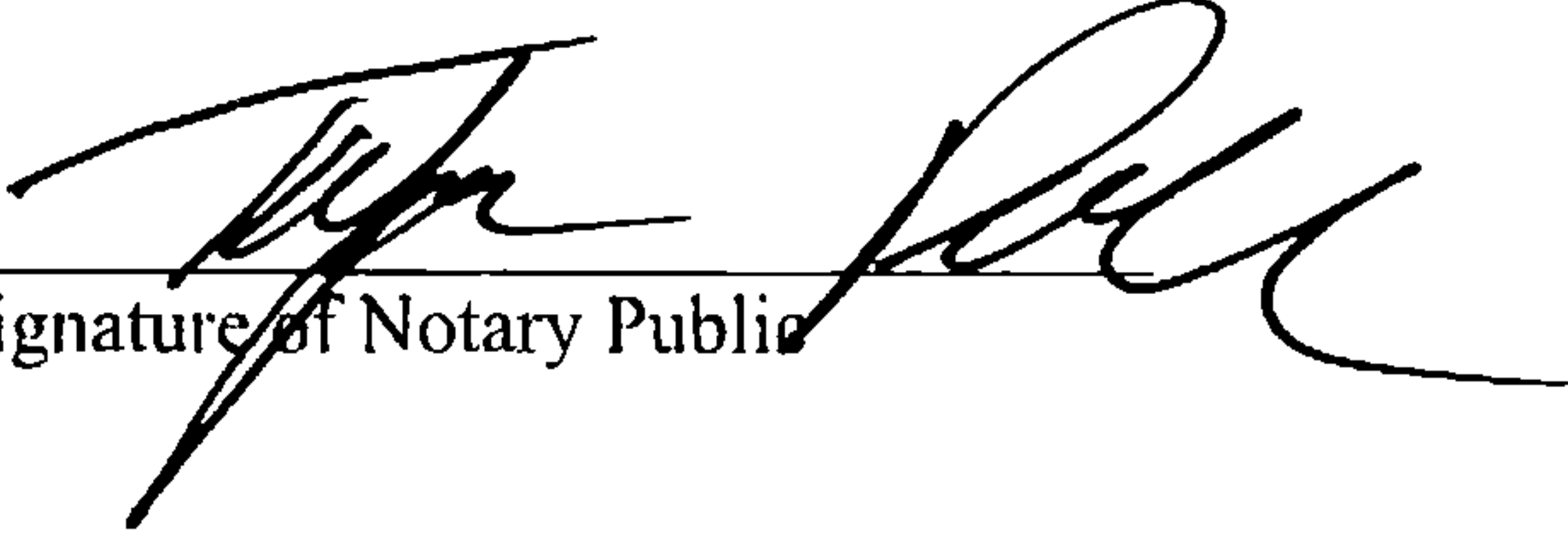
Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 25 day of August, 2026, by John Michael Shane Hetteberg aka John Hetteberg and Erin Hetteberg aka Erin Nicole Hetteberg, () who is/are personally known to me or (X) who has/have produced Driver's License as identification.



Signature of Notary Public

