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INSTRUMENT # 2026117141 2 PG(S)

8/27/2026 1:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538083



Prepared by and Return to:
Michelle Wertz, an employee of
First International Title, LLC
2828 S. McCall Road, Suite 216
Englewood, FL 34224

Doc Stamp-Deed: \$2,205.00

File No.: 269190-93

WARRANTY DEED

This indenture made on **August 27, 2026** by **Anthony Charles Sporko, a single man and Sandra Hennessey Kay, a single woman**, whose address is: 41 McQuillan Dr., Milford, CT 06460 hereinafter called the "grantor", to **Pasqualina Miller, an unmarried woman**, whose address is: 9367 Carnaby Drive, Venice, FL 34293, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 214, PENNINGTON PLACE, according to the Plat thereof, recorded in Plat Book 45, Page(s) 26, 26A through 26I, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0471160051**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Anthony Charles Sporko
Anthony Charles Sporko

Sandra Hennessey Kay
Sandra Hennessey Kay

Signed, sealed and delivered in our presence:

Mary Hoag
1st Witness Signature

Print Name: Mary Hoag

Address: 190 South Broad St.
Milford, CT 06460

Louis Hedderman
2nd Witness Signature

Print Name: Louis Hedderman

Address: 190 South Broad St
Milford CT 06460

State of Connecticut

County of New Haven

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on August 26 2026, by **Anthony Charles Sporko and Sandra Hennessey Kay**, who (X) is/are personally known to me or who (X) produced a valid CTDL as identification.

Christine M Volgmuth
Notary Public Signature

Printed Name: Christine M Volgmuth (NOTARY SEAL)

My Commission Expires: April 30 2031

