

8/28/2026 4:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538849

Doc Stamp-Deed: \$2,520.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

A Miles Krotzer

Florida Abstract & Security Title Corporation

2575 Tamiami Trail

Port Charlotte, FL 33952

Parcel I.D. No.: 0989030016

File No. K26-0311

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 27TH day of AUGUST, 2026, by **WILLIAM G. NOLAN, JR.**, Individually and as Trustee of the **WILLIAM G. NOLAN JR. REVOCABLE LIVING TRUST** Dated June 30, 2015, whose address is **3980 Alibi Terrace, North Port, FL 34286-2582**, herein called the grantor, to **JOSEPH R. GRAZZAFFI**, an unmarried man, whose address is **2757 Town Terrace, North Port, FL 34286**, hereinafter called the Grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 16, Block 300, 5TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 11, Pages 33 and 33A thru 33R, of the Public Records of Sarasota County, Florida.

Grantor covenants that the above-described property is not his homestead property and further that he resides as stated above.

The Grantor herein covenants that he is currently the trustee of the above named trust and that said trust has not been amended or revoked as of this date and that the transaction herein is an arm's length sale to a bona fide purchaser for value.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD

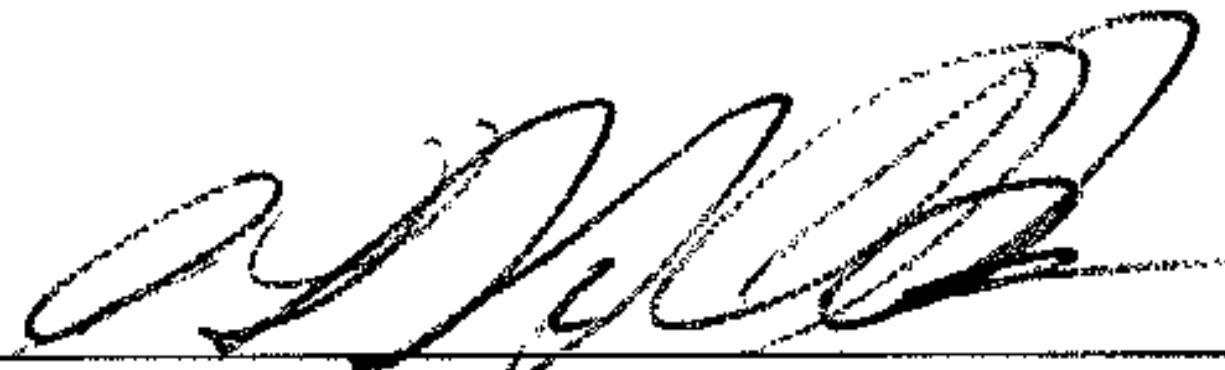
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 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 December 31, 2025.

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

2575 Tamiami Trail, Port Charlotte, FL 33952
A. MILES KROTZER

Witness #1 Printed Name & Address



Witness #2 Signature

Shelly Waldrop
2575 Tamiami Trail, Port Charlotte, FL 33952

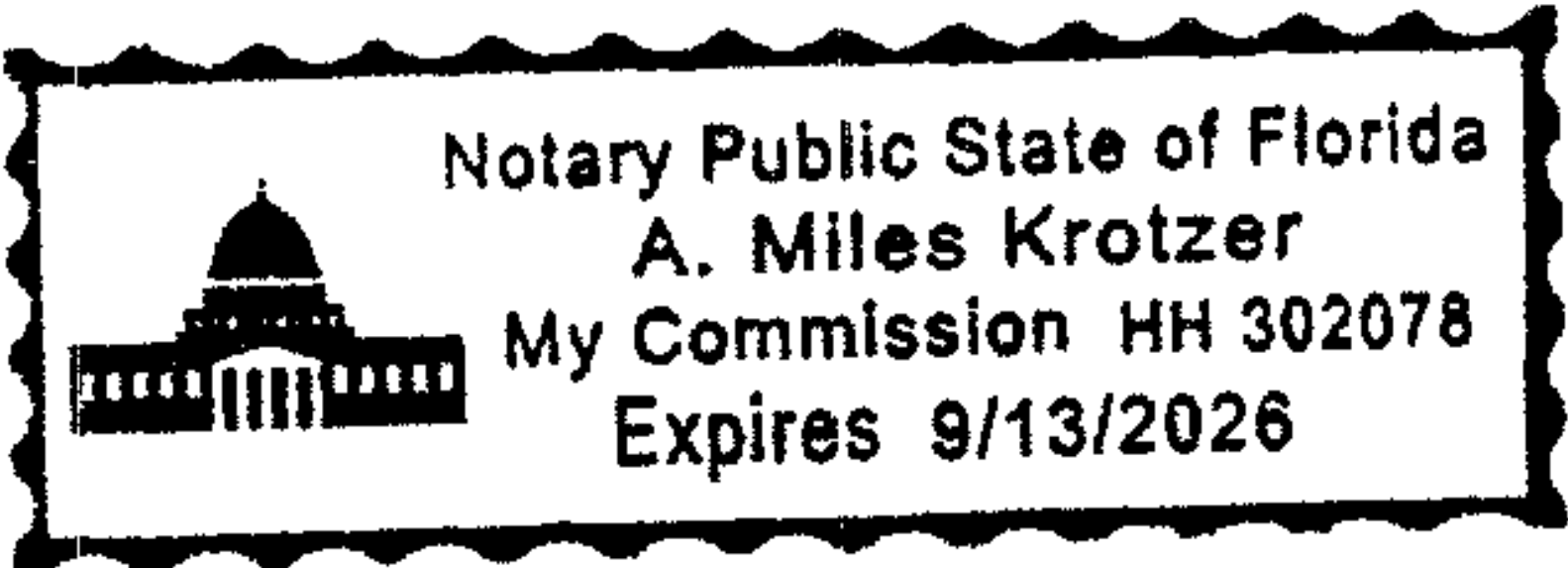
Witness #2 Printed Name & Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27TH day of AUGUST, 2026, by **WILLIAM G. NOLAN, JR.**, Individually and as Trustee of the **WILLIAM G. NOLAN, JR. REVOCABLE LIVING TRUST** Dated June 30, 2015, who is personally known to me or has produced _____ as identification.

SEAL

My Commission Expires:





Notary Public
A. MILES KROTZER

Printed Notary Name