

Prepared by & Return to:
Debbie Ferraro-Henry
American Guardian Title USA, Inc.
6162 North U.S. Highway 41
Apollo Beach, FL 33572
File #: 26-07-1025

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119481 2 PG(S)

9/1/2026 2:59 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540018

Doc Stamp-Deed: \$2,625.00

Corporate Warranty Deed

This Indenture, made this, **31st day of August, 2026** between **Mardon Construction Management, Inc.** whose post office address is: 240 Cherokee Street Northeast, 201, Marietta, GA 30060 a Corporation existing under the laws of the State of North Carolina, Grantor and **Andria Lynn Ferenzo and Hal Justin Ferenzo, wife and husband** whose post office address is 2373 Jeannin Drive, North Port, FL 34288, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of THREE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED NINETY NINE AND 00/100(374,999.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

Lot 2, Block 1670, Thirty-Third Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page 17, of the Public Records of Sarasota County, Florida.

Parcel ID: 1139-16-7002

Subject to taxes thru December 31, 2025, covenants, restrictions, and easements of record, if any.

Commonly known as: **2373 Jeannin Drive, North Port, FL 34288**

And, the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Mardon Construction Management, Inc.

Signed and Sealed in Our Presence:



Witness Print Name: Deborah Ferraro-Henry
Address: 6162 N US Hwy 41
Apollo Beach, FL 33572

By: 
Jeri Pastrana
Its: Authorized Signor

(Corporate Seal)



Witness Print Name: Rosie Martinez
Address: 6162 N US Hwy 41
Apollo Beach, FL 33572

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of August, 2026, by Jeri Pastrana, Authorized Signor of Mardon Construction Management, Inc., a NC Corporation, on behalf of the corporation, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.


Signature of Notary Public