

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119491 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540022

Prepared by and return to:

Janelle Smith

North Port Title, LLC

13801 Tamiami Trail, Suite A

North Port, Florida 34287

941-423-0360

260393

Doc Stamp-Deed: \$3,010.00

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Warranty Deed

This Warranty Deed made this 1st day of September 2026, between **Willaim C. Clemons and Lori Clemons, husband and wife** whose post office address is **70 Town Creek View, Blairsville, Georgia 30512**, grantor, and **Hailey A. McTeer and Amy Darlene McTeer, a married couple and Rae A. Seegmiller, a single woman as Joint Tenants with Full Rights of Survivorship** whose post office address is **3707 Giblin Drive, North Port, Florida 34286**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Lot 16, Block 537, of EIGHTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 14, Pages 6, 6A through 6V, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0965053716

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**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Janelle Smith

Witness

Janelle Smith

Witness Name Printed

13801 Tamiami Trl, Ste C, North Port, FL 34287

Cynthia M Ehrlke

Witness

CYNTHIA M EHRLKE

Witness Name Printed

13801 Tamiami Trl, Ste C, North Port, FL 34287

William C. Clemons

William C. Clemons

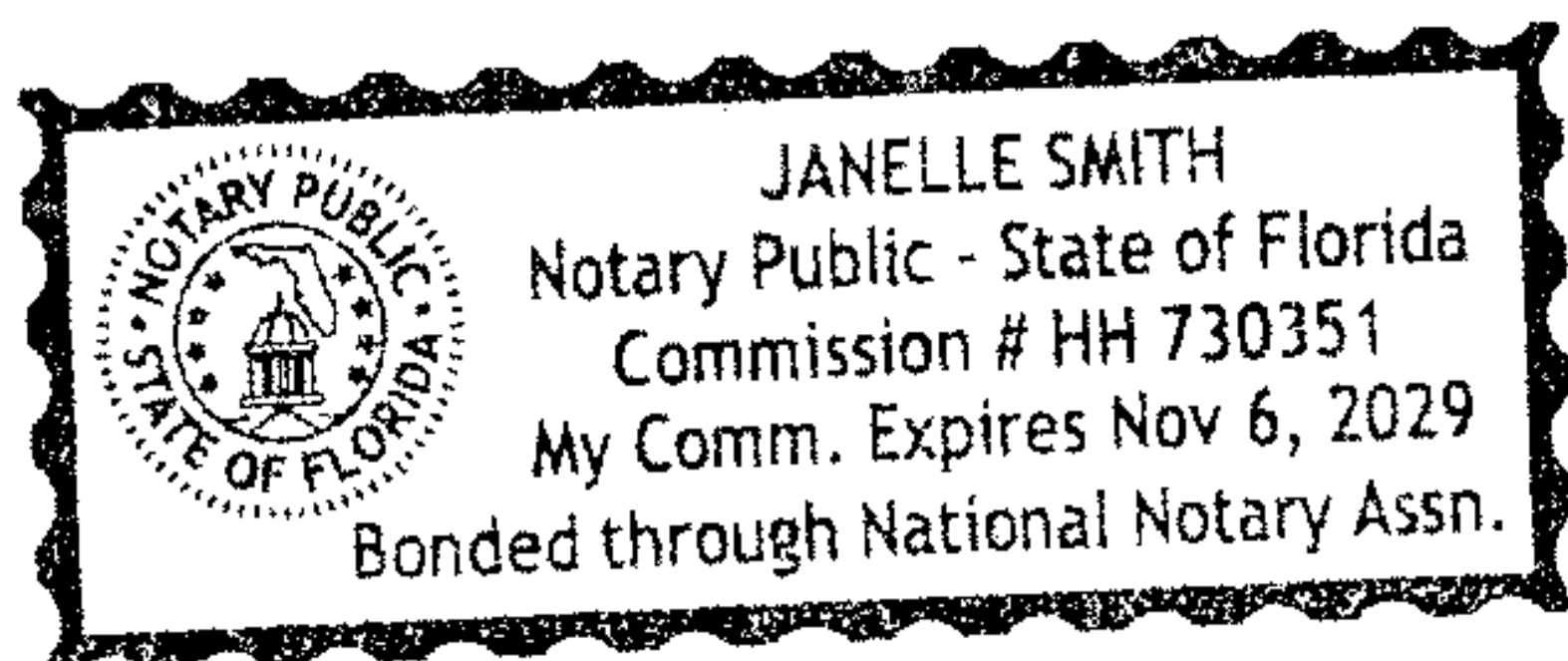
Lori Clemons

Lori Clemons

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this
1 of ~~August~~^{September}, 2026 by William C. Clemons and Lori Clemons, husband and wife, who ☐ is personally known or
☒ has produced a driver's license as identification.

(Notary Seal)



Janelle Smith
Notary Public
Printed Name: _____
My Commission Expires: _____