

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119625 2 PG(S)

9/1/2026 4:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540122

Recording Fee: \$18.50

Documentary Stamp Tax: \$ 0.70

Index Fee: \$ 2.00

Total: \$21.20

Parcel ID: 0988011803 and 0988011804

Doc Stamp-Deed: \$0.70

This instrument prepared by:

A. Jill C. McCrory, Esq.

McCrory Law Firm

309 Tamiami Trail

Punta Gorda, FL 33950

(941) 205-1122

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION

WARRANTY DEED

THIS INDENTURE, made on SEP 01 2026, by SALVATORE J. FIGLUZZI, II A/K/A SALVATORE JOSEPH FIGLUZZI, II, joined by his wife, JOSEPHINE ASTRID LILY FIGLUZZI F/K/A JOSEPHINE SHANNON, whose address is 3164 Penelope Ter., North Port, FL 34286, hereinafter collectively referred to as "GRANTOR," and SALVATORE JOSEPH FIGLUZZI, II and JOSEPHINE ASTRID LILY FIGLUZZI, husband and wife, as an estate by the entireties with rights of survivorship, hereinafter collectively referred to as "GRANTEE," whose address is 3164 Penelope Ter., North Port, FL 34286.

WITNESSETH

GRANTOR, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, does hereby grant, bargain, sell and convey to GRANTEE the following described property situated in **Sarasota County, Florida**, to-wit:

Lots 3 and 4, Block 118, Eighth Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 12, Pages 20, 20A through 20Z2, inclusive, of the Public Records of Sarasota County, Florida

Property Address: 3164 Penelope Ter., North Port, FL 34286

Subject to restrictions, reservations and easements of record, if any, and taxes for the current and subsequent years.

Notice to Clerk and Department of Revenue: This deed is subject to minimum documentary stamp tax because it is the Grantor's homestead pursuant to Florida Statute §201.02(7)(b).

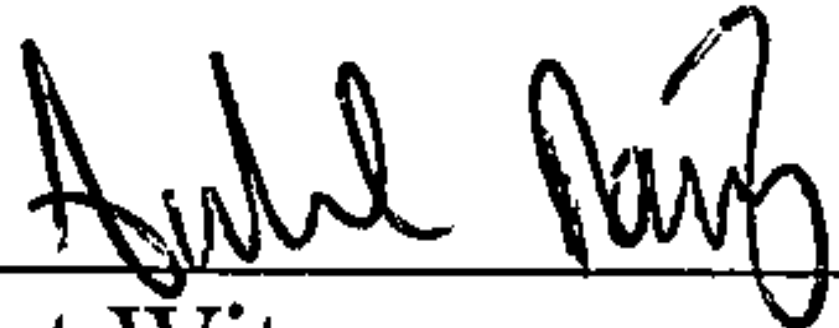
TOGETHER WITH all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining.

AND GRANTOR hereby covenants that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same and Grantee shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required.

AND GRANTOR does hereby fully warrant the title of said property and will defend the same against lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

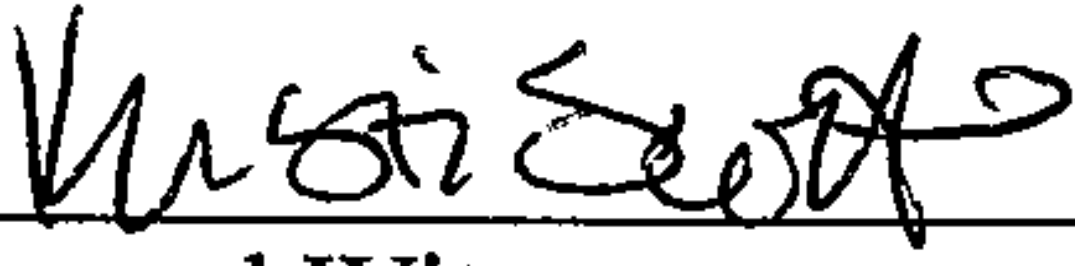
IN WITNESS WHEREOF, said Grantor has hereunto set Grantor's hand and seal the day and year first above written.



First Witness

Annabel Ramirez

Typed/Printed Name of Witness
309 Tamiami Trl., Punta Gorda, FL 33950



Second Witness

Kristi Scott

Typed/Printed Name of Witness
309 Tamiami Trl., Punta Gorda, FL 33950



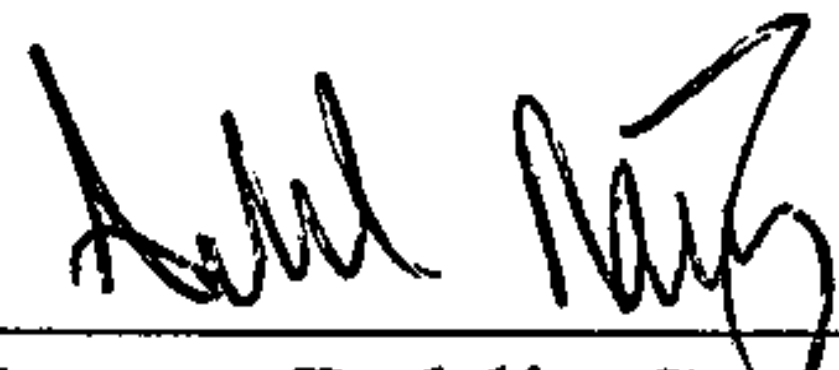
Salvatore J. Figluizzi, II a/k/a Salvatore Joseph Figluizzi, II, Grantor



Josephine Astrid Lily Figluizzi f/k/a Josephine Shannon, Grantor

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on SEP 01 2026, by **Salvatore J. Figluizzi, II a/k/a Salvatore Joseph Figluizzi, II, and Josephine Astrid Lily Figluizzi f/k/a Josephine Shannon**, who produced Florida driver's licenses as identification.



Notary Public State of Florida

Annabel Ramirez

