

Prepared by and return to:
Debi Stout
Alliance Group Title, LLC
14850 Tamiami Trail
North Port, Florida 34287
File Number: 26-381

9/3/2026 2:03 PM

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

SIMPLIFILE

Receipt # 3541107

General Warranty Deed

Doc Stamp-Deed: \$3,409.00

This Indenture, made this September 3, 2026 A.D. By **Charles Devita, Jr. a/k/a Charles Devita and Kathleen F Emann Devita f/k/a Kathleen F Emann, husband and wife**, whose post office address is: 332 McGill Drive, Conway, South Carolina 29526, hereinafter called the grantor, to **Martina Long and Pedro Cruz Armas, wife and husband**, whose post office address is: 549 Silk Oak Drive, Venice, Florida 34293, hereinafter called the grantee:

(Whenever used herein the term "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)

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, viz:

LOT 140, LAKE OF THE WOODS, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 33, PAGE 30, OF THE PUBLIC RECORDS OF SARASOTA
COUNTY, FLORIDA.

Parcel ID Number: **0445030010**

Subject to reservations, restrictions, 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; 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.

SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Deborah M Jones
Witness Signature
Print Witness Name: Deborah M Jones

Print Witness Address: 14850 Tamiami Tr
City and zip code: North Fort 7134286

Debi Stout
Witness Signature
Print Witness Name: Debi Stout

Print Witness Address: 14850 Tamiami Tr.
City and zip code: North Fort, FL 34287

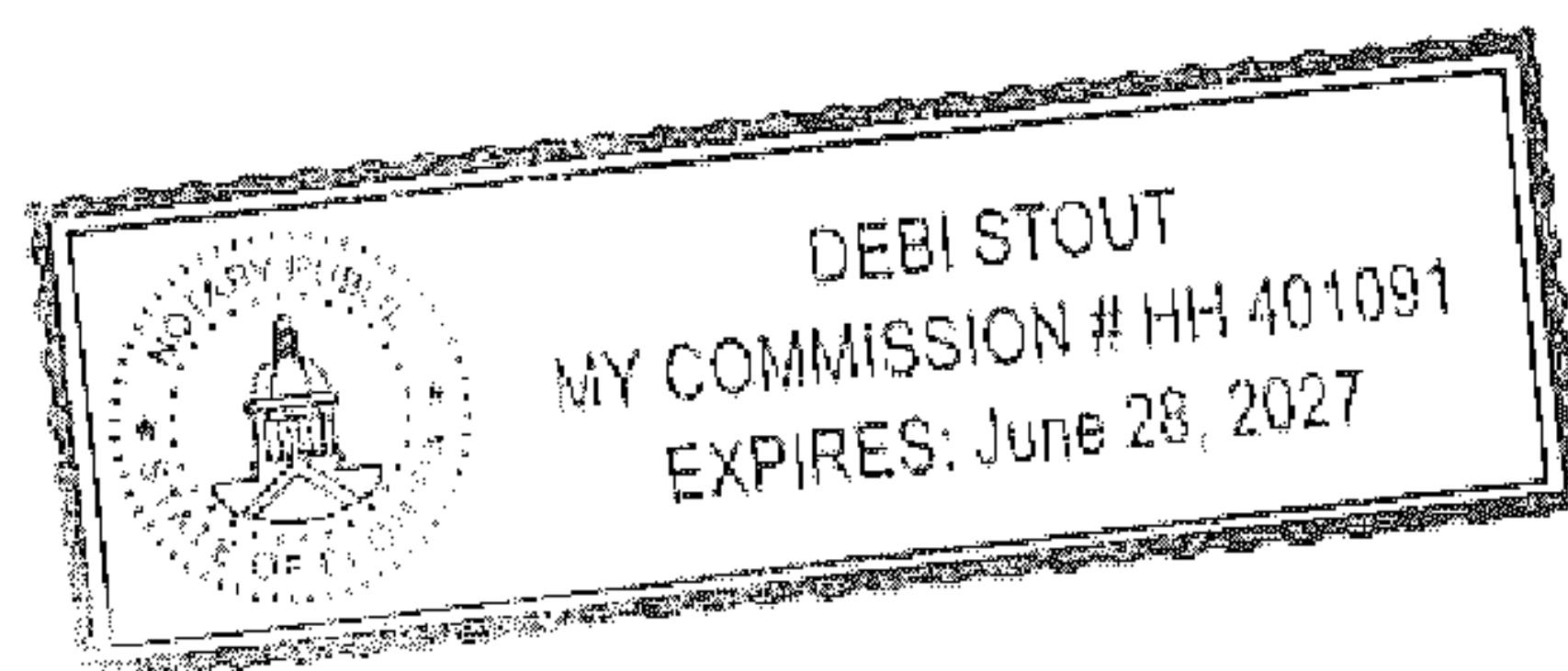
Charles Devita, Jr. a/k/a Charles Devita
Charles Devita, Jr. a/k/a Charles Devita

Kathleen F Emann Devita f/k/a Kathleen F Emann
Kathleen F Emann Devita f/k/a Kathleen F Emann

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of September, 2026, by Charles Devita, Jr. a/k/a Charles Devita and Kathleen F Emann Devita f/k/a Kathleen F Emann, who is/are personally known to me or who has produced FL ID. LIC. as identification.

[SEAL]



Debi Stout
Notary Public
Print Name: Debi Stout

My Commission Expires: 6/28/27