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INSTRUMENT # 2026123104 2 PG(S)

9/9/2026 3:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543063

Prepared by and return to:

Lisa K. Hillman

North Port Title, LLC

13801 Tamiami Trail, Suite A

North Port, Florida 34287

941-423-0360

260425

Doc Stamp-Deed: \$385.00

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Warranty Deed

This Warranty Deed made this 9th day of September 2026, between **Alma Zaci, a married woman, joined by her spouse Danny Zaci** whose post office address is **3864 Hadden Terr., North Port, Florida 34287**, grantor, and **Stephen John Werness and Cheryl Leigh Werness, husband and wife** whose post office address is **3883 Magara Terr., North Port, Florida 34287**, 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 8 and 9, Block 264, FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 11, Page 29, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0992026408 & 0992026409

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:

Witness

Witness Name Printed

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

Witness

Witness Name Printed

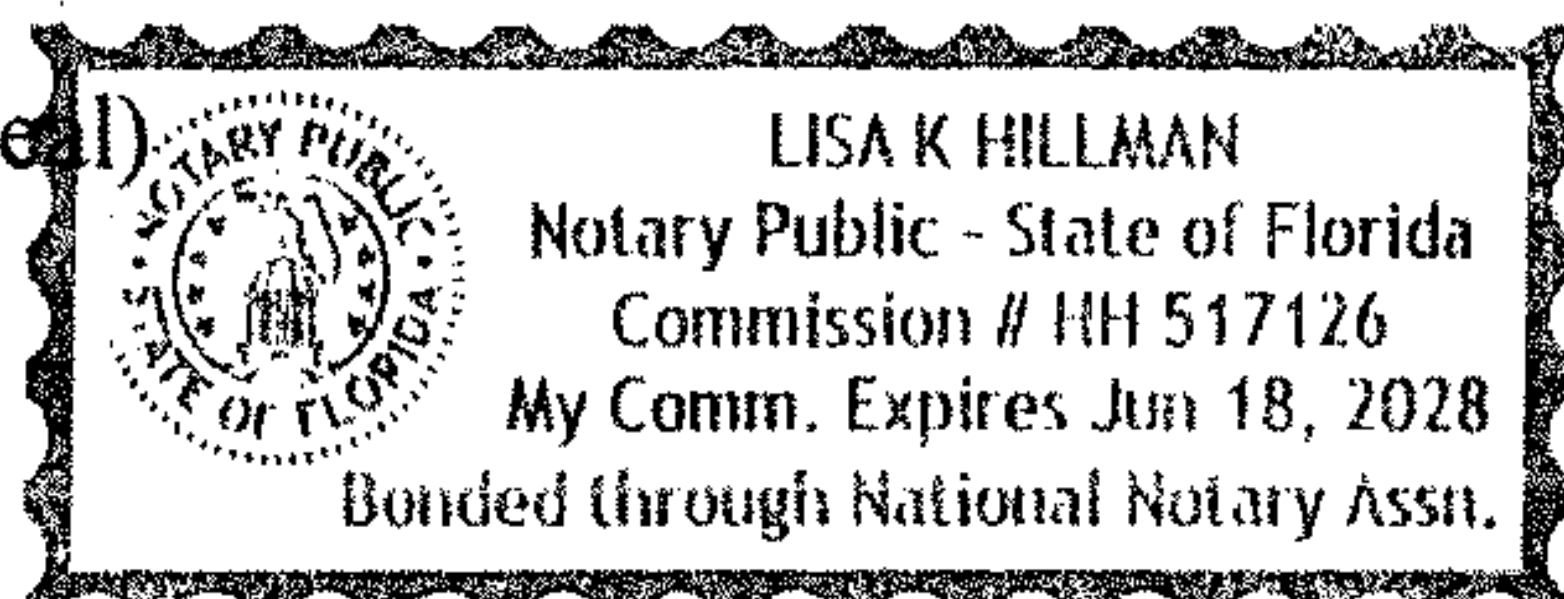
13801 Tamiami Trl, Ste C, North Port, FL 34287

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 9 of September, 2026 by Alma Zaci, a married woman, joined by her spouse Danny Zaci, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)



Alma Zaci

Danny Zaci

Notary Public

Printed Name: _____

My Commission Expires: _____