

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123282 2 PG(S)**

9/10/2026 11:42 AM

KAREN E. RUSHING

**CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3543237

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM
Attn: John L. Wideikis, Esq.
3195 S. Access Road
Englewood, FL 34224

Doc Stamp-Deed: \$10,465.00

Order No.: 2026-50956JLW

Property Appraiser's Parcel I.D. (folio) Number:
0795010250

WARRANTY DEED

THIS WARRANTY DEED dated September 9, 2026, by **TERRENCE L BRANNON and LINDA BRANNON, as husband and wife**, whose post office address is 16075 Badalona Dr, Punta Gorda, Florida 33955 (the "Grantor"), to **ANDRE SAO and CHARLOTTE SAO, as husband and wife**, whose post office address is 9150 DEER COURT, VENICE, FL 34293 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Sarasota**, State of Florida, viz:

Lot 25, LAKE GERALDINE, according to the map or plat thereof, as recorded in Plat Book 38, Page 13, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The property is the homestead of the Grantor(s).

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: 2025.

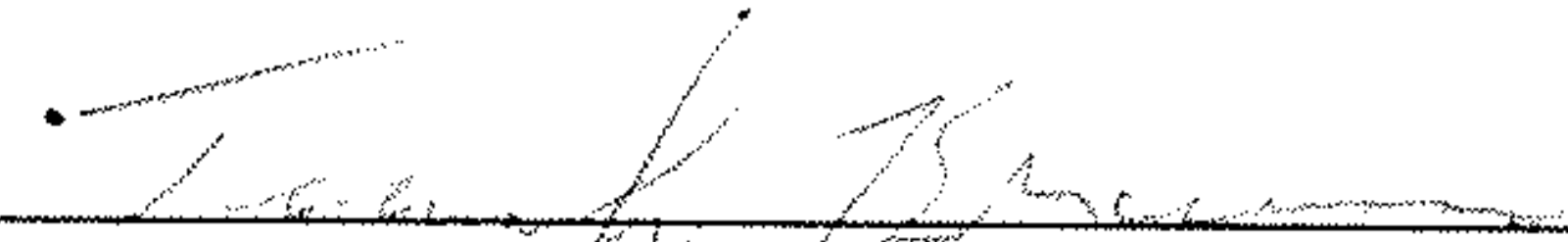
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

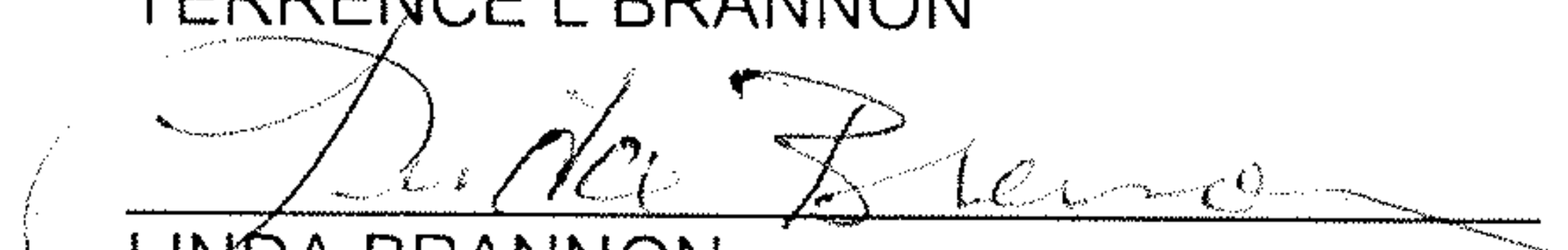
Signed, sealed and delivered in presence of:



Witness Signature
Jada Stiver

Printed Name of First Witness



TERRENCE L BRANNON


LINDA BRANNON

Grantor Address:
16075 Badalona Dr
Punta Gorda, FL 33955

3195 S. Access Rd. Englewood, Fl

Address of First Witness 34224



Witness Signature
Kaylee Waas

Printed Name of Second Witness

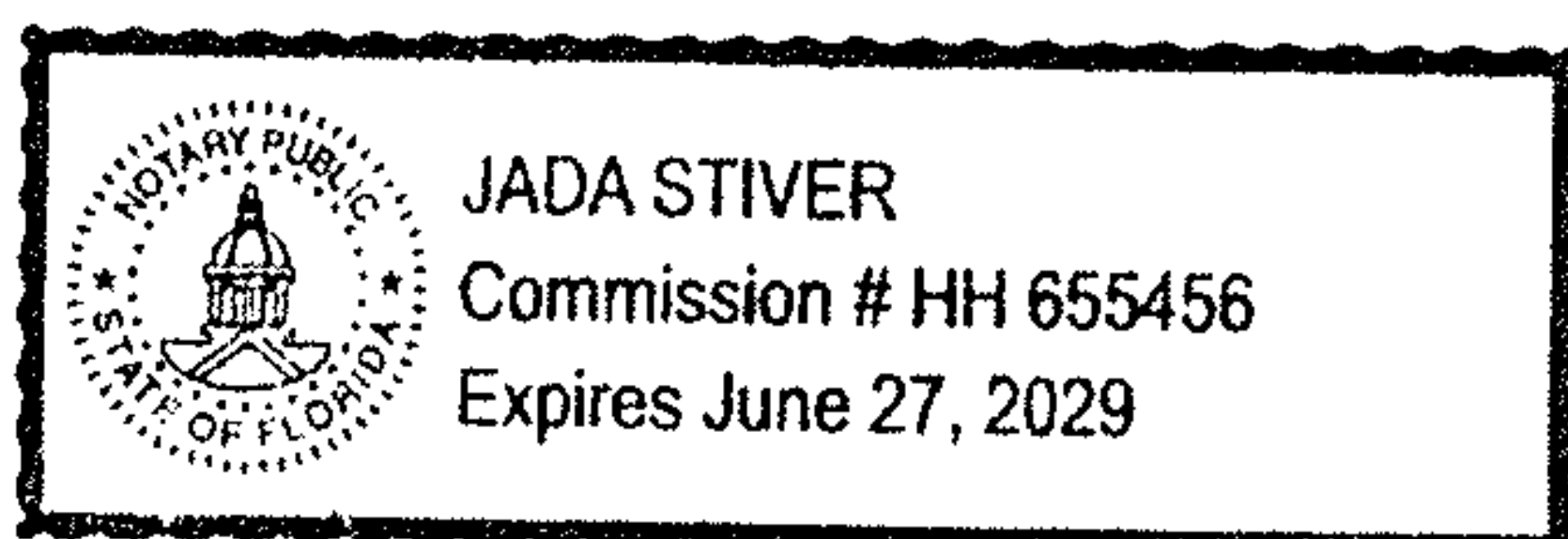
3195 S. Access Road. Englewood, Fl

Address of Second Witness 34224

STATE OF FL

COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or _____ online notarization, this 9 day of September, 2026 by TERRENCE L BRANNON and LINDA BRANNON, who is/are personally known to me or who has/have produced DL as identification and who did take an oath.





Notary Public, State of
My Commission Expires:
(Seal)