

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026126312 2 PG(S)**

9/16/2026 3:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545912



Doc Stamp-Deed: \$1,456.00

Prepared by and Return to:
Ranee Polis , an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

File No.: 269151-95

WARRANTY DEED

This indenture made on **September 16, 2026** by **David B. Sharkey a/k/a David Sharkey, Individually and as Trustee and Jodi Sharkey, Individually and Trustee , husband and wife of The Sharkey Trust dated June 23, 2021**, whose address is: 16371 Marceline Avenue, Port Charlotte, FL 33954 hereinafter called the "grantor", to **Eliana Faith Sanchez, a single woman**, whose address is: 6752 Dennison Avenue, North Port, FL 34287, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 31, Block 2646, FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 21, Page(s) 13,13A through 13NN, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0976264631**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

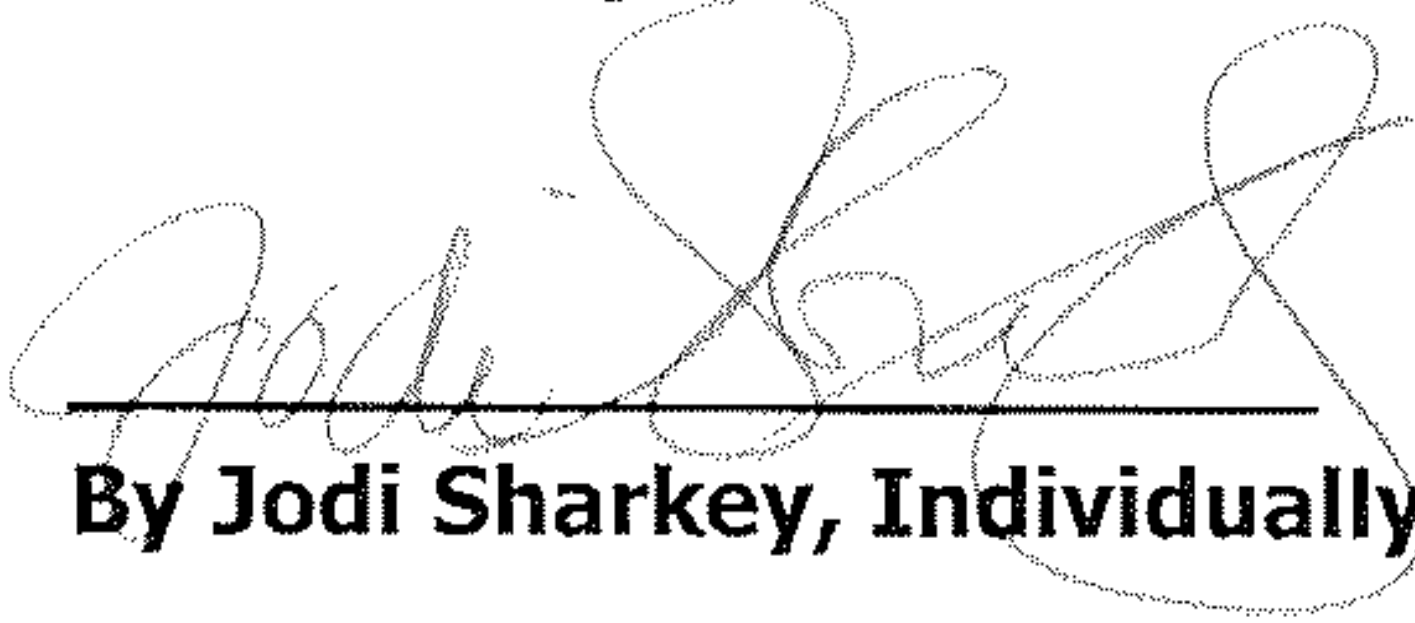
In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

The Sharkey Trust dated June 23, 2021



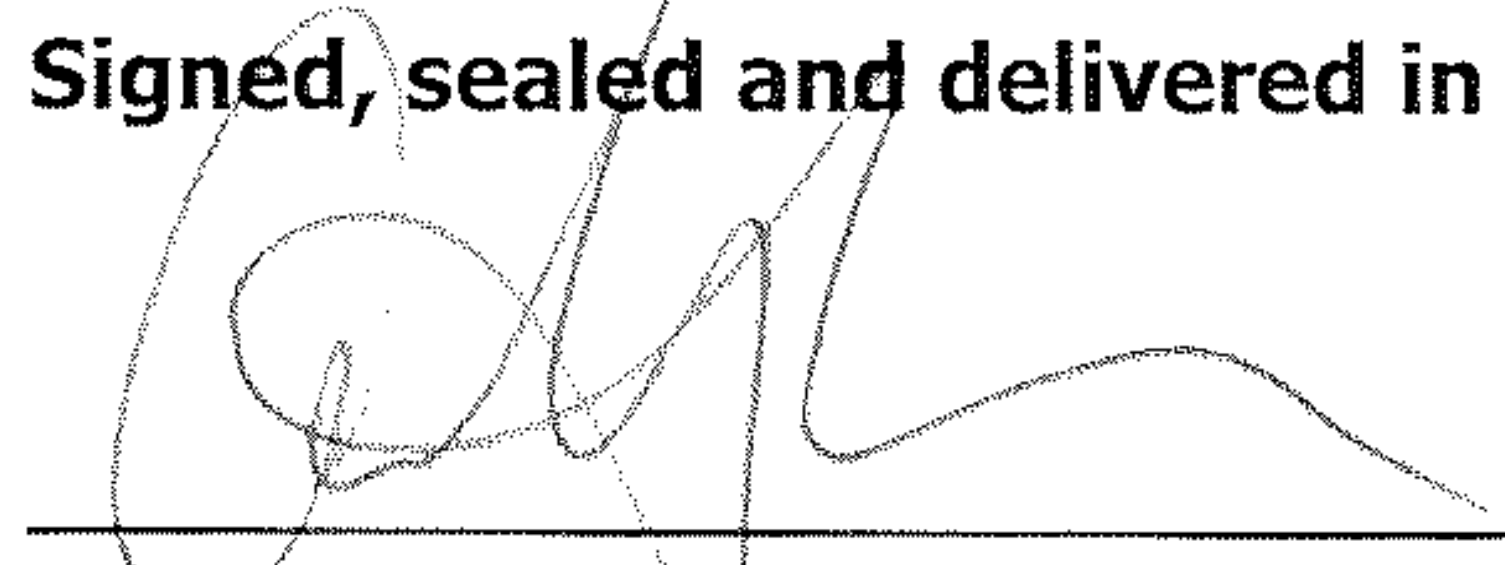
By David B. Sharkey a/k/a David Sharkey, Individually and as Trustee

The Sharkey Trust dated June 23, 2021



By Jodi Sharkey, Individually and as Trustee

Signed, sealed and delivered in our presence:



1st Witness Signature

Print Name: Courtney Decker

Address: 992 Tamiami Trl #6
Port Charlotte, FL 33953

State of FL

County of Charlotte



2nd Witness Signature

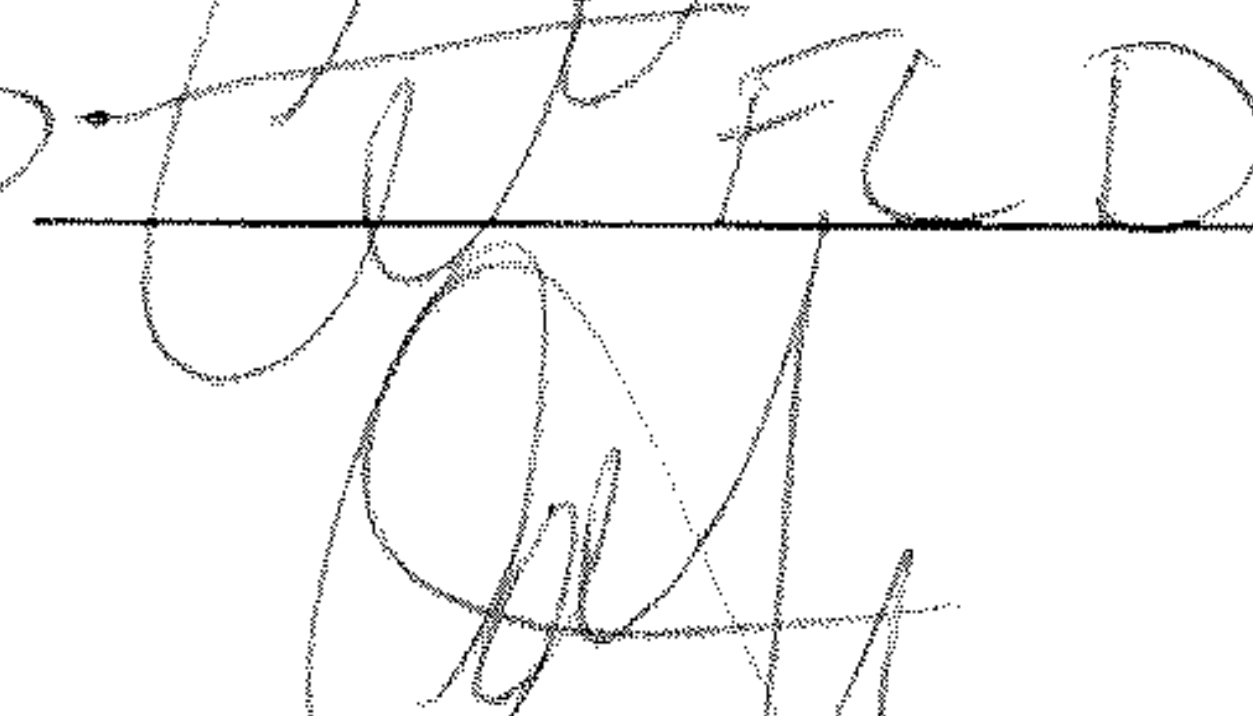
Print Name: Kristy LeBlanc

Address: 992 Tamiami Trl Ste G
Port Charlotte, FL 33953

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online
notarization on 9/14/2020, by **David B. Sharkey a/k/a David Sharkey, Individually**
and as Trustee of The Sharkey Trust dated June 23, 2021 and Jodi Sharkey, Individually and Trustee of

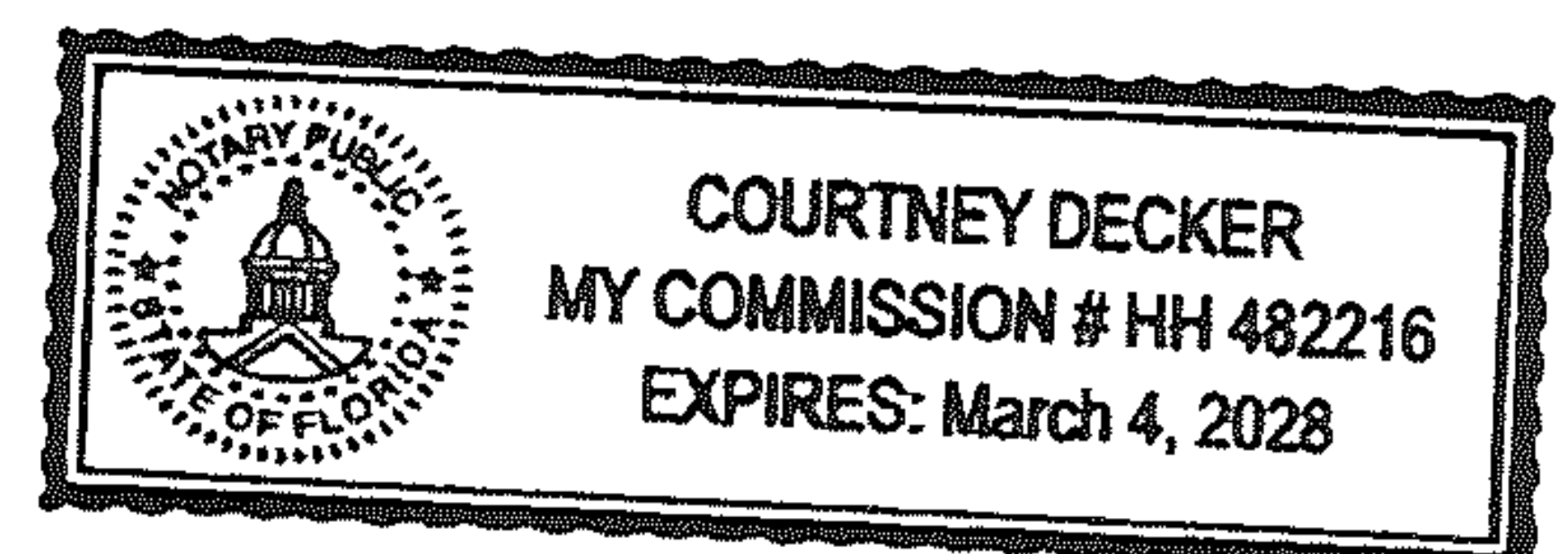
The Sharkey Trust dated June 23, 2021, who (☐) is/are personally known to me or who (☒) produced a valid

FL DL as identification.


Notary Public Signature

Printed Name:

My Commission Expires:



(NOTARY SEAL)