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9/16/2026 3:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

File Number: PIN26-234
Property Address: 3331 Traverse Avenue, North Port, Florida 34286

EPN Receipt # 3545919

Doc Stamp-Deed: \$2,002.00

General Warranty Deed

Made this September 15, 2026 A.D. By **Wesley M. Knadle, an unmarried man**, whose address is: 10870 Grog Run Road, Loveland, Ohio 45140, hereinafter called the grantor, to **Julia Pierce and Austin Pierce, wife and husband**, whose post office address is: 3331 Traverse Avenue, North Port, Florida 34286, 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 16, Block 854, NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to map or plat thereof as recorded in Plat Book 14, Pages 7, 7A through 7P, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0964085416**

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.

DEED Individual Warranty Deed - Legal on Face