

9/17/2026 3:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3546346

Prepared by and return to:

Amy L. McGarry, Esquire

Amy McGarry Law

1708 Cape Coral Parkway West, Suite 7

Cape Coral, FL 33914

239-945-3883

THIS DEED WAS PREPARED

WITHOUT TITLE EXAMINATION

Doc Stamp-Deed: \$0.70

_____[Space Above This Line for Recording Data]_____

Warranty Deed

This Warranty Deed made effect the 15th day of September, 2026, between **William C. Williams and Phyliss A. Williams**, husband and wife, whose post address is 1229 SW 27th St., Cape Coral, Florida 33914, Grantor; and **William C. Williams and Phyliss A. Williams, Trustees of the Williams Family Living Trust dated September 15, 2026**, whose post address is 1229 SW 27th St., Cape Coral, Florida 33914, hereinafter called the 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee(s), all that certain land situate in **Sarasota County, Florida**, to-wit:

LOT 39, BLOCK 403, 9TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 21, 21A THROUGH 21S, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Also known as: 1385 Patio Terrace, North Port, Florida 34286

Parcel No. 0979040339

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

The foregoing legal description was provided to the preparer without the benefit of a survey, or a title search and the preparer accepts no liability or responsibility whatsoever for any inaccuracies or improprieties contained therein or relating thereto.

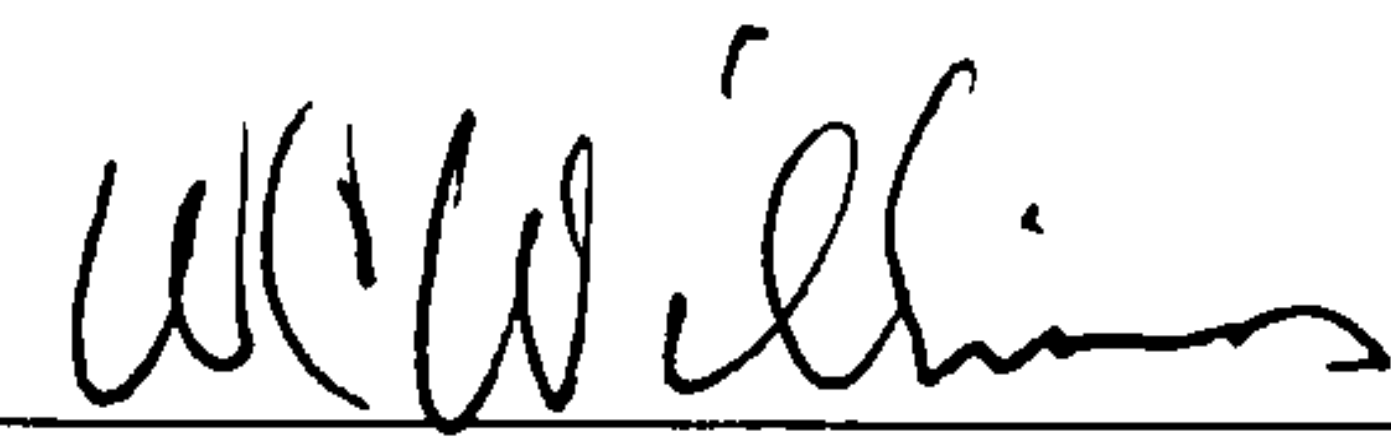
The Grantee, as Trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.071 or to the terms of the Trust referenced above.

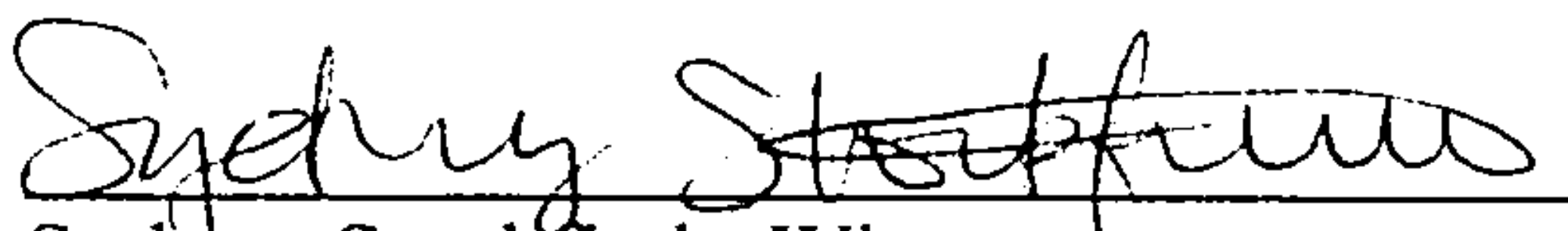
To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

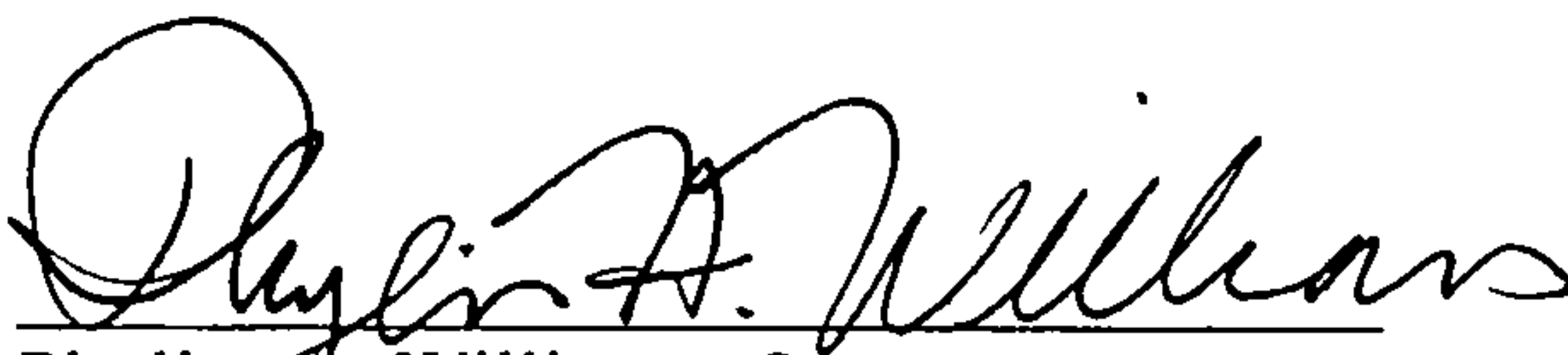
In Witness Whereof, grantor has hereunto set grantor’s hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Laurie Schenck, Witness
1708 Cape Coral Pkwy W, Suite 7
Cape Coral, Florida 33914

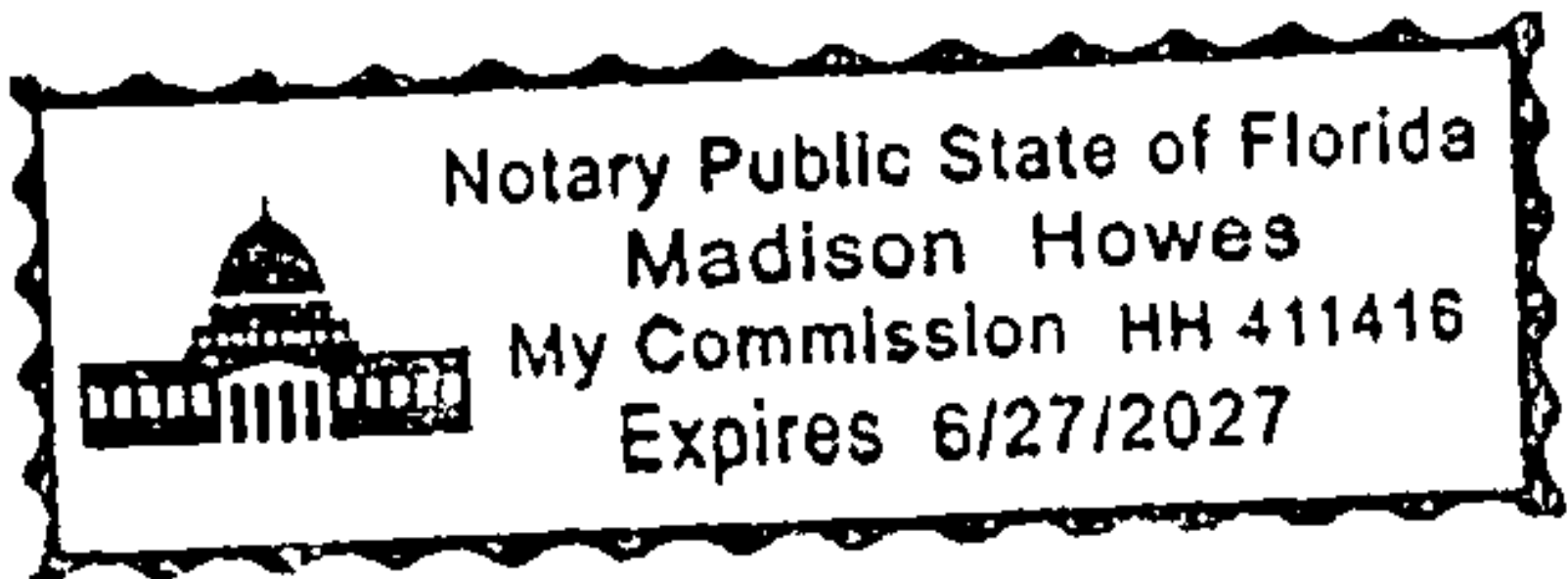

William C. Williams, Grantor

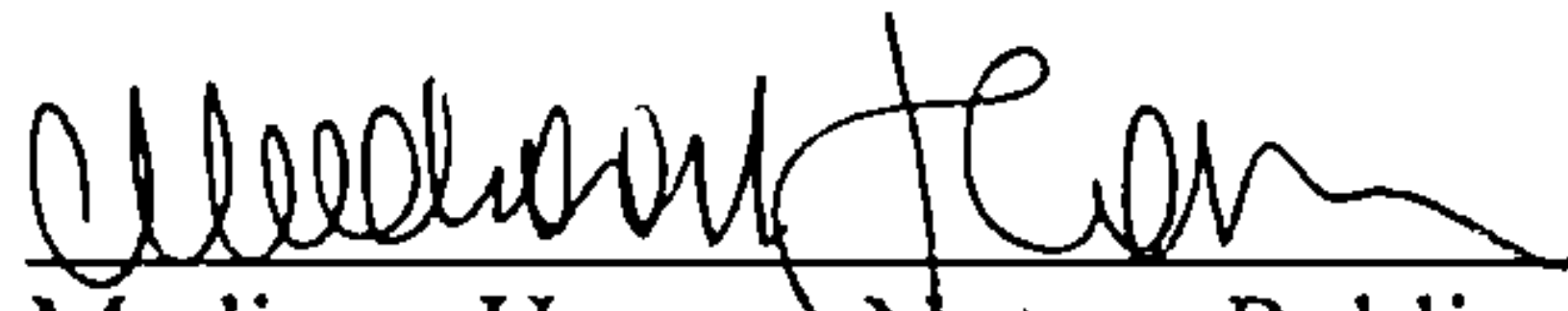

Sydney Stockfleth, Witness
1708 Cape Coral Pkwy W, Suite 7
Cape Coral, Florida 33914


Phyliss A. Williams, Grantor

STATE OF FLORIDA)
) ss.:
COUNTY OF LEE)

The foregoing instrument was acknowledged and appeared before me by means of ☒ physical presence or ☐ online notarization on September 15, 2026, by William C. Williams, who produced a valid Florida Driver's License as identification, and Phyliss A. Williams, who produced a valid Florida Driver's License as identification.




Madison Howes, Notary Public