

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127177 2 PG(S)**

9/18/2026 10:40 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546711



Doc Stamp-Deed: \$3,080.00

Prepared by and Return to:
Michelle Wertz, an employee of
First International Title, LLC
2828 S. McCall Road, Suite 216
Englewood, FL 34224

File No.: 268891-93

WARRANTY DEED

This indenture made on **September 15, 2026** by **Gabriel Quintas and Katherine Schmekel Quintas, husband and wife**, whose address is: 12492 Green Stone Court, Ft. Myers, FL 33913 hereinafter called the "grantor", to **Nicole Gygi and Herbert Gygi, wife and husband**, whose address is: 4235 Shorewood St, North Port, FL 34286-1411, 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:

Lots 64 and 65, Block 666, SEVENTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 13, Page(s) 16, 16A through 16L, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0958066664**

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.

Gabriel Quintas
Gabriel Quintas

Katherine Schmekel Quintas
Katherine Schmekel Quintas

Signed, sealed and delivered in our presence:

Jennifer L. Garcia
1st Witness Signature

Print Name: Jennifer L. Garcia

Address: 5182 Yahnier Ln
Port Charlotte, FL 33981

State of FL

County of Charlotte

Michelle Wertz
2nd Witness Signature

Print Name: Michelle Wertz

Address: 2828 S. McCall Rd #216
Englewood FL 34224

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online
notarization on 9/15/2023, by **Gabriel Quintas and Katherine Schmekel Quintas**,
who (☐) is/are personally known to me or who (☒) produced a valid DR. LIC.
as identification.

Michelle Wertz
Notary Public Signature
Printed Name: Michelle Wertz
My Commission Expires:

(NOTARY SEAL)

