

9/23/2026 2:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548392

Doc Stamp-Deed: \$4,193.70

Prepared by and return to:

Eric Fleming

The Law Offices of Eric C. Fleming, PA

5011 Ocean Boulevard

305

Sarasota, FL 34242

File No 4739Spring

Parcel Identification No 0069140039

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 23rd day of September, 2026 between **Christina D. Welch, a single woman**, whose post office address is 1815 South Lake Shore Drive, Sarasota, FL 34231, of the County of Sarasota, Florida, Grantor, to **Audrey Elaine Scalzitti and John Scalzitti, wife and husband**, whose post office address is 5643 Midnight Pass Road, Apt 910, Sarasota, FL 34242, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 114, SOUTHFIELD SUBDIVISION, UNIT NO. 2, according to the Plat thereof recorded in Plat Book 31, Pages 37, 37A through 37C, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

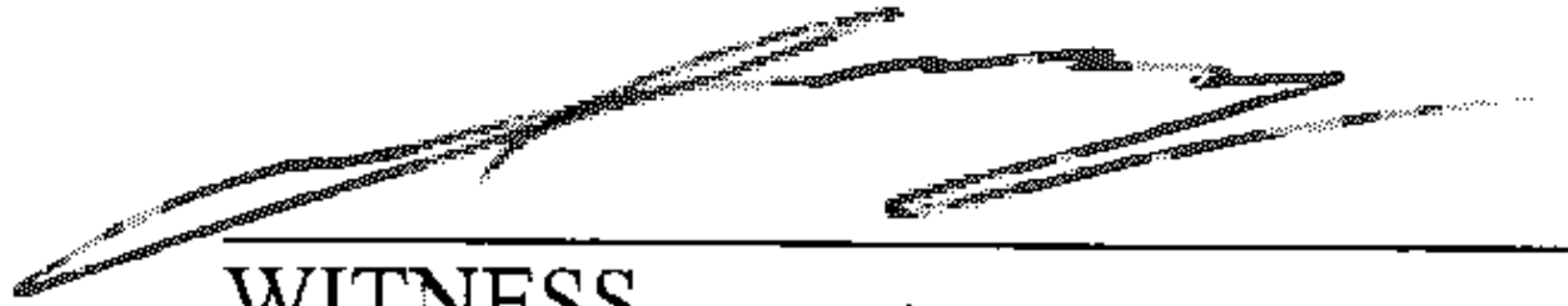
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:



Christina D. Welch



WITNESS

PRINT NAME: John Dooley



WITNESS

PRINT NAME: Kelly Zaccaria

5011 Ocean Blvd, 305
Sarasota, FL 34242

WITNESS 1 ADDRESS

WITNESS 2 ADDRESS

5011 Ocean Blvd, 305
Sarasota, FL 34242

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of September, 2026, by Christina D. Welch, ☐ who is/are personally known to me or ☒ who has/have produced PIDDL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

