

Prepared by and return to:

Thomas C. Tyler, Jr
Thomas C. Tyler, Jr., P.A.
735 East Venice Avenue Suite 200
Venice, FL 34285
941-488-4422
File Number: CO-26.6793
\$260,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040319 2 PG(S)
March 27, 2026 04:23:40 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$1,820.00



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Warranty Deed

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This Warranty Deed made this 27th day of March, 2026 between Sandra M. Petway, a single woman whose post office address is 1533 - 4th Avenue, West Bradenton, FL 34205, grantor, and Patrick G Coughlin and Nancy C. Coughlin, husband and wife whose post office address is 120 Auburn Woods Circle, Venice, FL 34292, 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 of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

LOT 33A, AUBURN WOODS, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE 19, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**Parcel Identification Number: 0412070068
120 Auburn Woods Circle, Venice, FL 34292**

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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**.

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:

Jeanette Peterson
Witness Name: Jeanette Peterson
Witness Address : 735 E. Venice Ave., Ste. 200
Venice, FL 34285

Sandra M. Petway (Seal)

Cherie A. Dettay
Witness Name: Cherie A. Dettay
Witness Address : 2351 S. Tamiami Tr. #8
Venice, FL 34293

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of March, 2026 by Sandra M. Petway, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Jeanette Peterson
Notary Public

Printed Name: Jeanette Peterson

My Commission Expires: August 21, 2029

