

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

File Number: 2026-0134

Property address:
4995 Pepperwood Pl, Venice, Florida 34293

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026041362 3 PG(S)

3/31/2026 12:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473704

Doc Stamp-Deed: \$1,750.00

General Warranty Deed

Made this March 26, 2026 A.D. By **Jonathan W. Shirer and Natalie M. Shirer, Husband and Wife**, whose post office address is: 11260 Hendron Drive, Jacksonville, Florida 32246, hereinafter called the Grantor, to; **Leona Wolfe Guillory and Hadley Joseph Guillory, Jr., Wife and Husband**, whose post office address is: 4995 Pepperwood Place, Venice, Florida 34293, 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 \$250,000.00 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 11, Block 5, Southwood Section B, a subdivision according to the plat thereof recorded in Plat Book 32, Page 6, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0446070036**

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, the said grantor has signed and sealed these presents the day and year first above written.

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Signed, sealed and delivered in our presence:

Witness 1 signature:

X June E. Siegel-Hill

Witness 1 Printed Name and Address:

June Elizabeth Siegel-Hill
2700 Elsmore St
Fairfax VA 22031

Witness 2 signature:

X Connor Shannon

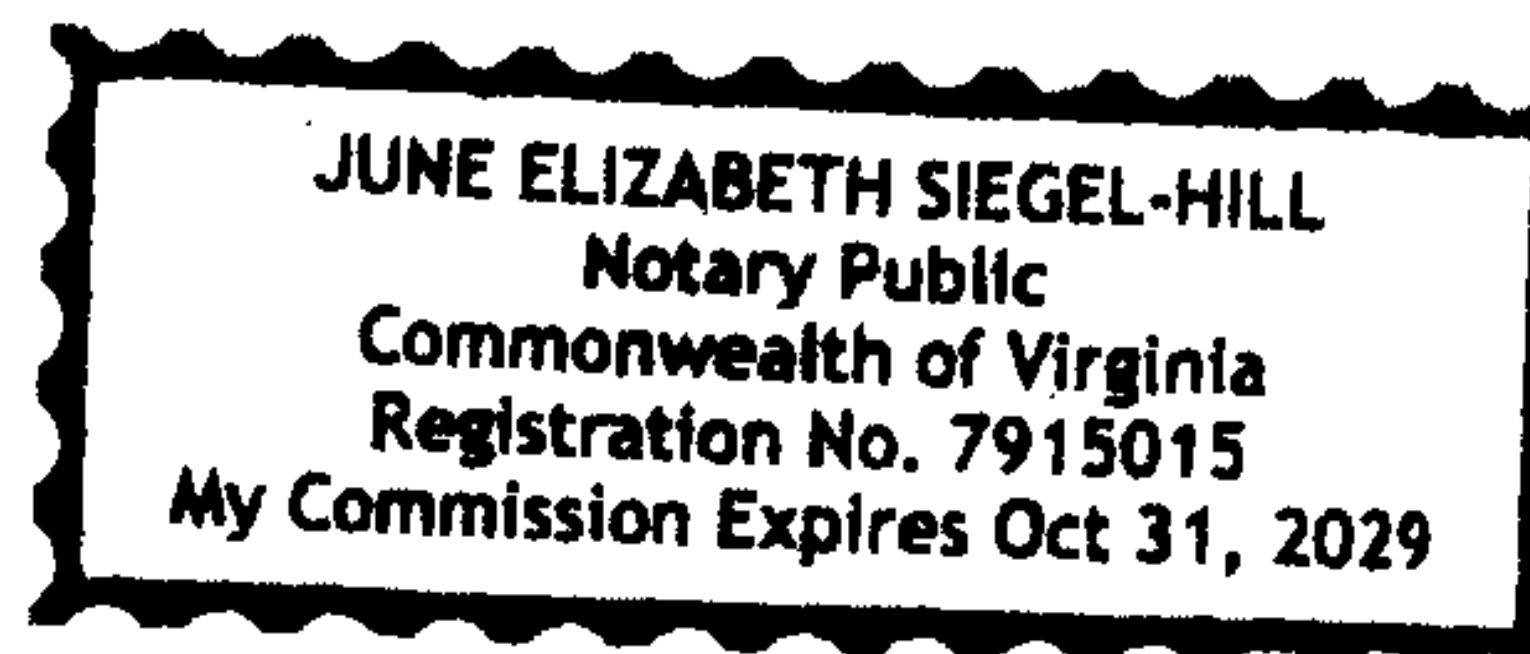
Witness 2 Printed Name and Address:

Connor Shannon
3311 Rocky Mount Road Fairfax VA 22031

State of VIRGINIA County of FAIRFAX

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization, this 23 day of March, 2026, by Natalie M. Shirer, who has produced Virginia Adult ID card as identification.

X June Elizabeth Siegel-Hill
Notary Public
Print Name: June Elizabeth Siegel-Hill
My Commission Expires: 10/31/2029
Seal:



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Signed, sealed and delivered in our presence:

Witness 1 signature:

X *Ben Turner*

Witness 1 Printed Name and Address:

BEN A TURNER
12220 ATLANTIC BLVD STE 130 32225

X *Jonathan W. Shirer*

Jonathan W. Shirer
Address: 11260 Hendon Drive, Jacksonville, Florida
32246

Witness 2 signature:

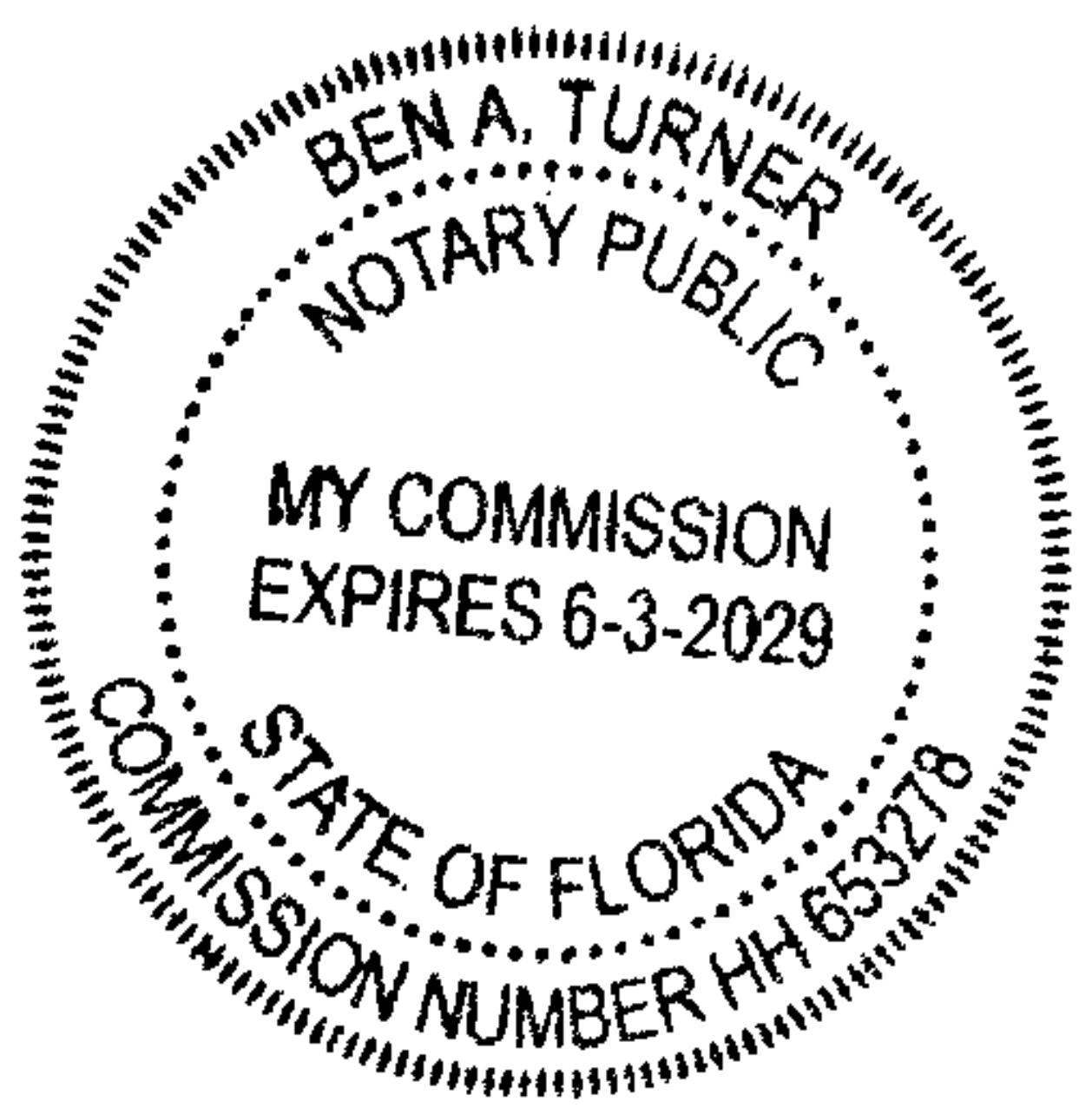
X *Jonathan Harrington*

Witness 2 Printed Name and Address:

Jonathan Harrington
12220 Atlantic Blvd Ste 130 JAX, FLA 32225

State of FLORIDA County of DUVAL

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization, this 23 day of March, 2026, by Jonathan W. Shirer, who has produced DRIVERS LICENSE as identification.



X *Ben Turner*

Notary Public
Print Name: BEN A. TURNER
My Commission Expires: JUNE 3, 2029
Seal: