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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473974

Prepared by:
Paula Chapman
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

File Number: 2026-0140

Doc Stamp-Deed: \$3,472.00

Property address:
366 Padova Way, Nokomis, Florida 34275

General Warranty Deed

Made this March 31, 2026 A.D. By **Forrest Vance and Joy Nelson Vance**, Husband and Wife, whose post office address is: 12335 Hardwood St, Venice, Florida 34293, hereinafter called the Grantor, to; **Fastpac LLC, A Florida Limited Liability Company**, whose post office address is: 366 Padova Way, Nokomis, FL 34275, 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 \$496,000.00 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 73 of Venetian Golf & River Club a Replat of Phase 5, according to the Plat thereof as recorded in Plat Book 48, Page(s) 35, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0376070730**

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.

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

Signed, sealed and delivered in our presence:

Witness 1 signature:
X Paula J Chapman

Witness 1 Printed Name and Address:
Paula J Chapman
4130 Woodmere Park Blvd Suite 12, Venice FL 34293

X Forrest Vance
Forrest Vance

Address: 12335 Hardwood St, Venice, Florida 34293

Witness 2 signature:
X Vincent Sciorides

Witness 2 Printed Name and Address:
Vincent Sciorides
4130 Woodmere Park Blvd Suite 12, Venice FL 34293

X Joy Nelson Vance
Joy Nelson Vance

Address: 12335 Hardwood St, Venice, Florida 34293

State of FLORIDA County of SARASOTA

The foregoing instrument was acknowledged before me by means of [X] physical presence OR [] online notarization, this 24th day of March, 2026, by Forrest Vance and Joy Nelson Vance, who is/are personally known to me or who has produced FL Drivers license as identification.



PAULA J. CHAPMAN
Commission # HH 304084
Expires August 25, 2026

X Paula J Chapman
Notary Public
Print Name: Paula J Chapman
My Commission Expires: 08/25/2026
Seal: