

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026042129 2 PG(S)**

3/31/2026 5:22 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3474299

**Doc Stamp-Deed: \$6,037.50**

**Prepared by and Return To:**

Terri Reese  
Fidelity National Title of Florida, Inc.  
189 Center Road  
Venice, FL 34285

**Order No.:** FTPA26-157710

APN/Parcel ID(s): 0429050050

**WARRANTY DEED**

THIS WARRANTY DEED dated March 27, 2026, by Richard L. Lawson and Carolyn T. Lawson, husband and wife, hereinafter called the grantor, to Brett Spengler and Maira Spengler, husband and wife, whose post office address is 500 Venezia Pkwy, Venice, FL 34285, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 1, Block 99, Venice Venezia Park Section, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 168, of the Public Records of Sarasota County, Florida.

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]  
Witness Signature #1

GARE STEWART-DUDLEY  
Print Name

Address: 1072 E. Venice Av  
Venice, FL 34285

[Signature]  
Witness Signature #2

Beth McKinnon  
Print Name

Address: 409 Bayercrest Dr  
Venice FL 34285

[Signature]

Richard L. Lawson  
Carolyn T. Lawson by  
Richard L. Lawson, DPA  
Carolyn T. Lawson by Richard Loughheed Lawson  
Attorney-in-Fact

Address: 500 Venezia Pkwy  
Venice, FL 34285

TWO DIFFERENT WITNESSES REQUIRED  
SIGN AND PRINT YOUR NAME

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26th day of March, 2026, by Richard L. Lawson and Carolyn T. Lawson by Richard Loughheed Lawson, her Attorney-in-Fact, to me known to be the person(s) described in or who has/have produced Drivers License as identification and who executed the foregoing instrument and they acknowledged that they executed the same.

[Signature]

Name: Beth McKinnon  
Notary Public in and for the State of Florida  
My Commission Expires: 11-15-2027

(SEAL)

