

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026045415 2 PG(S)

4/7/2026 3:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3477025

Consideration: \$338,000.00  
Recording Fees: \$18.50  
Documentary Stamps: \$2,366.00 ✓

Prepared by and Return To:

Doc Stamp-Deed: \$2,366.00



DUNLAP | MORAN  
ATTORNEYS AT LAW

Ann Johnson, Esquire  
DUNLAP & MORAN, P.A.  
P.O. Box 3948  
Sarasota, FL 34230  
File No.: 25242-1

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**WARRANTY DEED**

This Warranty Deed is made by **Richard H. Farris and Karen Y. Farris, husband and wife**, hereinafter referred to as "Grantor," to **Jonathan G. Fischer, a single person**, whose address is: 556 S Neponsit Dr, Venice, FL 34293, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

**Lot 1535, UNIT NO. 26 VENICE GARDENS, according to the map or plat thereof, as recorded in Plat Book 16, Page 30, of the Public Records of Sarasota County, Florida.**

The Property Appraiser's Parcel Identification Number for the above described property is: 0435070025.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on the 2nd day of April, 2026.

**SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES**

**GRANTOR:**

Faith Newman

Witness 1 Signature

Witness 1 Printed Name:

Faith Newman

Witness 1 Address:

240 W. Dearborn St.

Englewood FL 34223

As to all Grantors

[Signature]

Richard H. Farris

Richard H. Farris

373 Saddlers Run

Chesnee, SC 29323

Karen Y. Farris

Karen Y. Farris

373 Saddlers Run

Chesnee, SC 29323

Witness 2 Signature

Witness 2 Printed Name:

Sandra L. Dennis

Witness 2 Address:

P.O. BOX 3948

SARASOTA, FL 34230-3948

As to all Grantors

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was executed and acknowledged before me by means of  Physical Presence or  Online Notarization on April 2, 2026 by Richard H. Farris and Karen Y. Farris.

Personally known

or Produced Identification

Type of Identification Produced SCDL

Notary Public

Sandra L. Dennis

Print Name:

My Commission Expires:

