

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026048517 2 PG(S)**

4/13/2026 4:44 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3479681

Prepared by and Return to:  
Dana Johnstone  
Suncoast One Title & Closings, Inc.  
1212-A E Venice Avenue  
Venice, FL 34285

**Doc Stamp-Deed: \$2,450.00**

File No.: VEN-2026-2004  
Parcel ID Number: 0808151011

[Space Above This Line For Recording Data]

**WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 13th day of April, 2026 between Shawn Allan Conrad and Natalie Conrad, husband and wife, whose post office address is 205 North Hills Boulevard, Springboro, OH 45066, of the County of Warren, State of Ohio, Grantors, to Pamela K. Smith, an unmarried woman, whose post office address is 46 Niblick Way, North Reading, MA 01864, of the County of Massachusetts, Commonwealth of Massachusetts, Grantee:**

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

**Unit 8223, Building No. 82, of Phase I, Veranda I at Wellen Park, a Phase Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 2023116781, as amended, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.**

**Grantor** hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said

land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

Robin Fulghum  
WITNESS 1 SIGNATURE  
PRINT NAME: Robin Fulghum

WITNESS 1 ADDRESS:  
13518 Deer Creek Rd  
Ashland, VA 230052s

Andrew Ray Yon  
WITNESS 2 SIGNATURE  
PRINT NAME: Andrew Ray Yon

WITNESS 2 ADDRESS:  
11357 Nuckols Rd #1087  
Glen Allen, VA 23059

Shawn Conrad  
Shawn Allan Conrad

Natalie Conrad  
Natalie Conrad

STATE OF Virginia  
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13th day of April, 2026, by Shawn Allan Conrad and Natalie Conrad,  who is/are personally known to me or  who has/have produced Driver's License as identification.

Andrew Ray Yon  
Signature of Notary Public  
Andrew Ray Yon  
Print, Type/Stamp Name of Notary



(NOTARY SEAL)

Notarized by USA Notary Services LLC using online audio/video communication