

**RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3481268

Prepared by:
Amy E Oest
Pineapple Title of Tampa Bay, LLC
3907 Henderson Boulevard, Suite 100
Tampa, Florida 33629

File Number: PIN26-125
Property Address: 747 Fringed Orchid Trail, Venice, Florida 34293

Doc Stamp-Deed: \$4,305.00

General Warranty Deed

Made this April 15, 2026 A.D. By **Marilyn Lundy Taylor, a single person**, whose address is: 6 Baxter Lane, Topsham, Maine 04086, hereinafter called the grantor, to **Roger Schmelzer and Lucinda Phillips, husband and wife**, whose post office address is: 747 Fringed Orchid Trail, 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 Ten Dollars, (\$10.00) 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 606, LAKES OF JACARANDA, UNIT 8, according to map or plat thereof as recorded in Plat Book 41, Page 15 of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0440110017**

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

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: Carrie Stuckey

Witness Printed Name: Carrie Stuckey

Witness Address: 5350 Desoto Rd
Sarasota FL 34235

Witness #2 Signature: Lisa Marie Zambuto

Witness Printed Name: Lisa Marie Zambuto

Witness Address: 405 Lansbrook Dr
Venice FL 34292

Marilyn Lundy Taylor (Seal)
Marilyn Lundy Taylor
Address: 6 Baxter Lane, Topsham, Maine 04086

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence, this 8th day of April, 2026, by Marilyn Lundy Taylor, who is personally known to me or who has produced FLDL as identification.

(Seal)

Carrie Stuckey
Notary Public

