

4/17/2026 3:16 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3482177



Doc Stamp-Deed: \$2,905.00

Prepared by and Return to:
Lisa Guild, an employee of
First International Title, LLC
2828 S. McCall Road, Suite 216
Englewood, FL 34224

File No.: 264327-93

WARRANTY DEED

This indenture made on **April 17, 2026** by **Roy J. Musick, an unremarried widower**, whose address is: 241 South River Rd., Front Royal, VA 22630 hereinafter called the "grantor", to **James Frederick Mosher and Susan F. Mosher, husband and wife**, whose address is: 5229 Canyonland Way, Venice, FL 34293, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 4152, VENTURA VILLAGE, UNIT 3, according to the Plat thereof, recorded in Plat Book 47, Page(s) 29, 29A through 29E, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0470010025**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Roy J. Musick
Roy J. Musick

Signed, sealed and delivered in our presence:

Cynthia A. White
1st Witness Signature

Joni Breeden
2nd Witness Signature

Print Name: Cynthia A. White

Print Name: Joni Breeden

Address: 241 S. River Rd.
Front Royal, VA 22630

Address: 188 South Eberly St
Strasburg, VA 22657

State of Virginia

County of Warren

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 4/16, by **Roy J. Musick**, who () is/are personally known to me or who () produced a valid Driver's License as identification.

Joni Breeden
Notary Public Signature
Printed Name: Joni Breeden
My Commission Expires: 7/31/2029

(NOTARY SEAL)

