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4/21/2026 3:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483568

CONSIDERATION: \$225,506.00

DOC TAX: \$1,579.20

RECORD: \$18.50

PARCEL ID NO.: 0086-01-1075

Prepared by and return to:

Doc Stamp-Deed: \$1,579.20



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Sarah Ferlazzo, Esq.

**WARRANTY DEED**

**THIS INDENTURE** is made as of the 20th day of April 2026, by and between **PAUL RICHARD TAYLOR, a married man**, hereinafter referred to as Grantor, whose post office address is 3689 Country Place Boulevard, Sarasota, FL 34233, and **PAUL D. FURR**, hereinafter referred to as Grantee, whose post office address is 2727 Riverbluff Way, #V-75, Sarasota, FL 34231.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

**That certain Condominium parcel composed of Unit #V-75 and an undivided 1/126th share in those common elements appertaining thereto in accordance with and subject to the covenants, conditions, restrictions, terms and other provisions of a certain Declaration of Condominium of STRATHMORE RIVERSIDE VILLAS, A CONDOMINIUM, Section One, as recorded in OR Book 836, at Page 207 through and including 246, as amended, if any, of the Public Records of Sarasota County, Florida as per Condominium Plat recorded in Condominium Book 3, at pages 50, 50A-50C inclusive, of the Public Records of Sarasota County, Florida.**

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

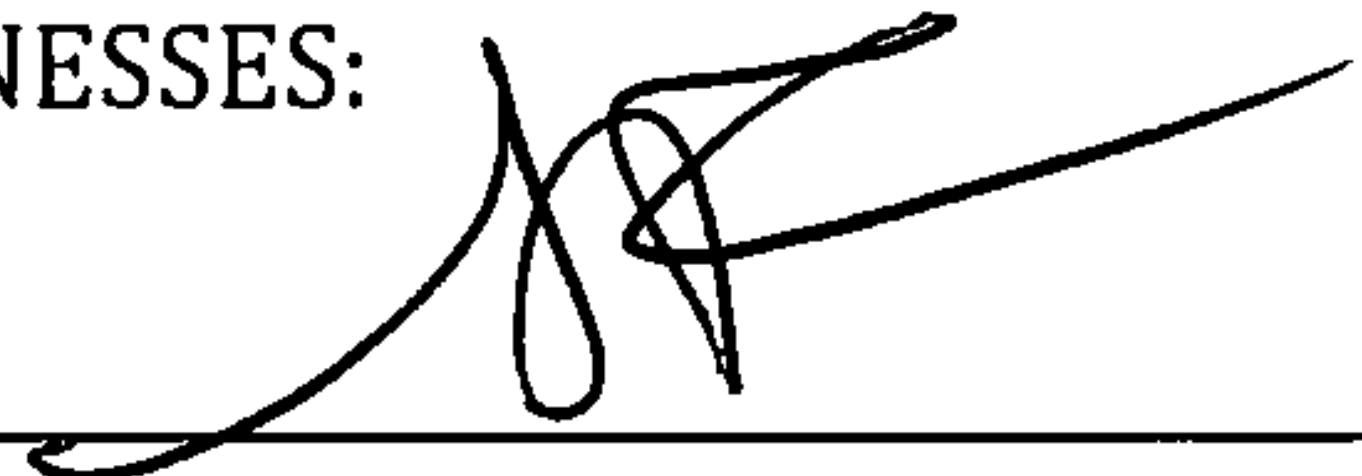
together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the

terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

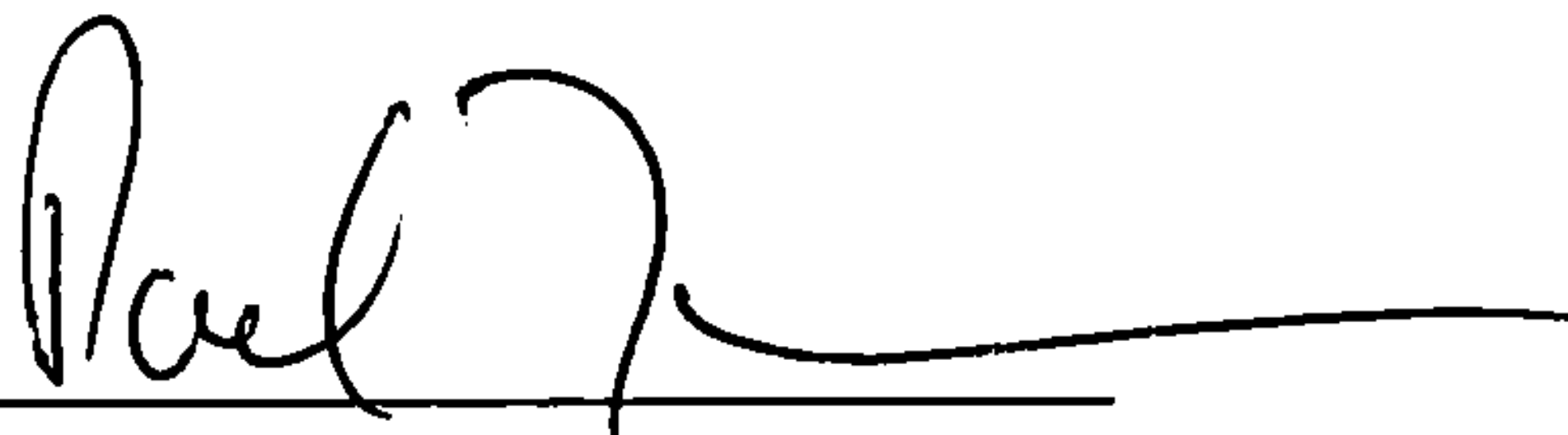
Grantor certifies, warrants and covenants to Grantee that neither Grantor nor any of his family resides on the above property or any property adjacent thereto; the above-described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.


**IN WITNESS WHEREOF**, Grantor has signed and sealed this deed the date above written.

WITNESSES:

  
\_\_\_\_\_

Witness Name: \_\_\_\_\_ Sarah E. Ferlazzo  
50 Central Avenue  
Witness Address: \_\_\_\_\_ 8th Floor  
Sarasota, FL 34236


  
\_\_\_\_\_ PAUL RICHARD TAYLOR

  
\_\_\_\_\_

Witness Name: \_\_\_\_\_ Brittney Santiago  
50 Central Avenue  
Witness Address: \_\_\_\_\_ 8th Floor  
Sarasota, FL 34236

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 7 day of April 2026 by PAUL RICHARD TAYLOR, who is personally known to me or who has produced FLD as identification. If no type of identification is indicated, the above-named person is personally known to me.

  
\_\_\_\_\_ Signature of Notary Public

(Notary Seal)



Sarah Ferlazzo  
\_\_\_\_\_ Print Name of Notary Public

I am a Notary Public of the State of Florida,  
and my commission expires on 11/13/29