

4/22/2026 1:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484127

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

File Number: 2026-0203

Doc Stamp-Deed: \$2,835.00

Property address:
289 Padova Way, Nokomis, Florida 34275

General Warranty Deed

Made this April 21, 2026 A.D. By **Kathleen Ann Boyer, a married woman**, whose post office address is: 956 Harbor Town Dr, Venice, Florida 34292, hereinafter called the Grantor, to; **Daniel Raasch and Rebecca Raasch, Husband and Wife**, whose post office address is: 289 Padova Way, Nokomis, Florida 34275, 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 \$405,000.00 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 57, Venetian Golf and River Club, Phase 3G, according to the plat thereof, as recorded in Plat Book 44, Pages 46, 46A and 46B, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0376010570**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

Prepared by:
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Integrity Title Services Inc
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Venice, Florida 34293

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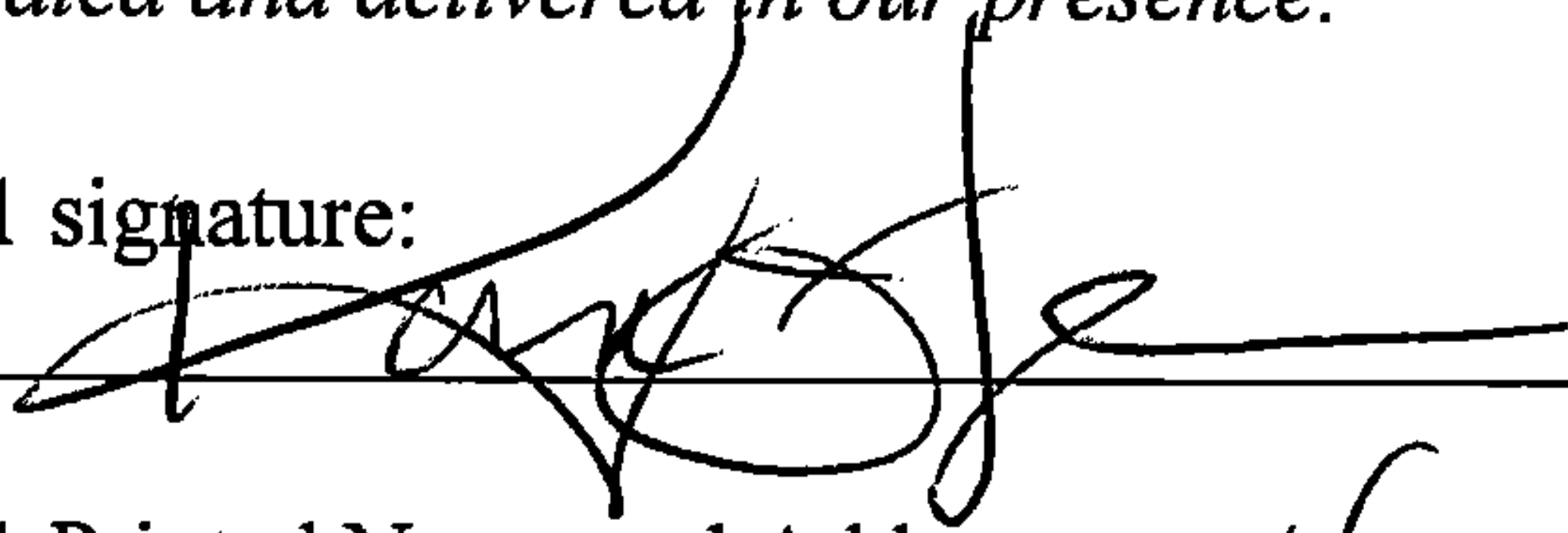
Property address:
289 Padova Way, Nokomis, Florida 34275

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:

X



Witness 1 Printed Name and Address:

Karen J Wolfe

4130 Woodmere Park Blvd., Venice, Florida 34293

X

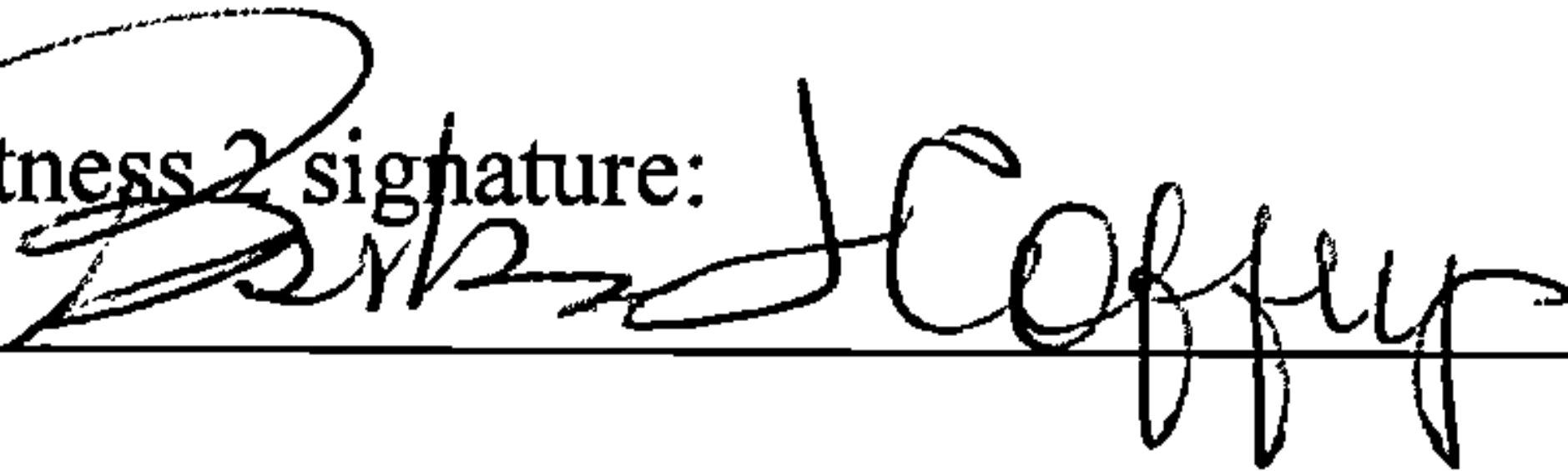


Kathleen Ann Boyer

Address: 956 Harbor Town Dr, Venice, Florida 34292

Witness 2 signature:

X



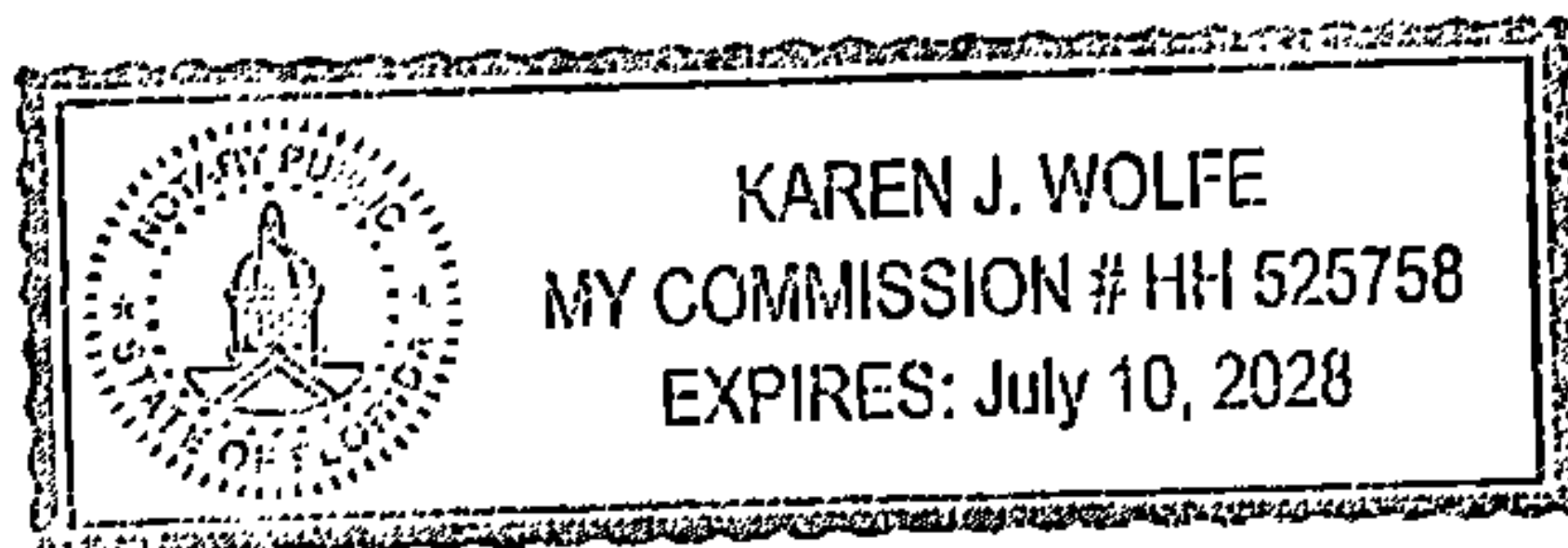
Witness 2 Printed Name and Address:

Barbara J. Coffey

4130 Woodmere Park Blvd., Venice, Florida 34293

State of Florida County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization,
this 21st day of April, 2026, by Kathleen Ann Boyer, who has produced
FL DL License as identification.



X



Notary Public

Print Name:

My Commission Expires:

Seal: