

4/23/2026 3:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484947

**Prepared By and Return To:**

Ashley Jones  
Movement Title Services, LLC DBA Momentum Title  
206 Harbor Drive S  
Venice, FL 34285

Doc Stamp-Deed: \$2,058.00

Order No.: MT-26-033

Property Appraiser's Parcel I.D. (folio) Number:  
0472020050

### WARRANTY DEED

THIS WARRANTY DEED dated this the 22nd day of April, 2026, by Kelly N Byler, a single woman, whose post office address is 745 Colgate Rd, Venice, FL 34293(the "Grantor"), to Chelsea Guffy and Michael Guffy, wife and husband, whose post office address is 755 Colgate Rd, Venice, FL 34293 (the "Grantee").

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz:

**LOTS 14604 AND 14605, SOUTH VENICE UNIT NO. 56, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE(S) 23 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

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

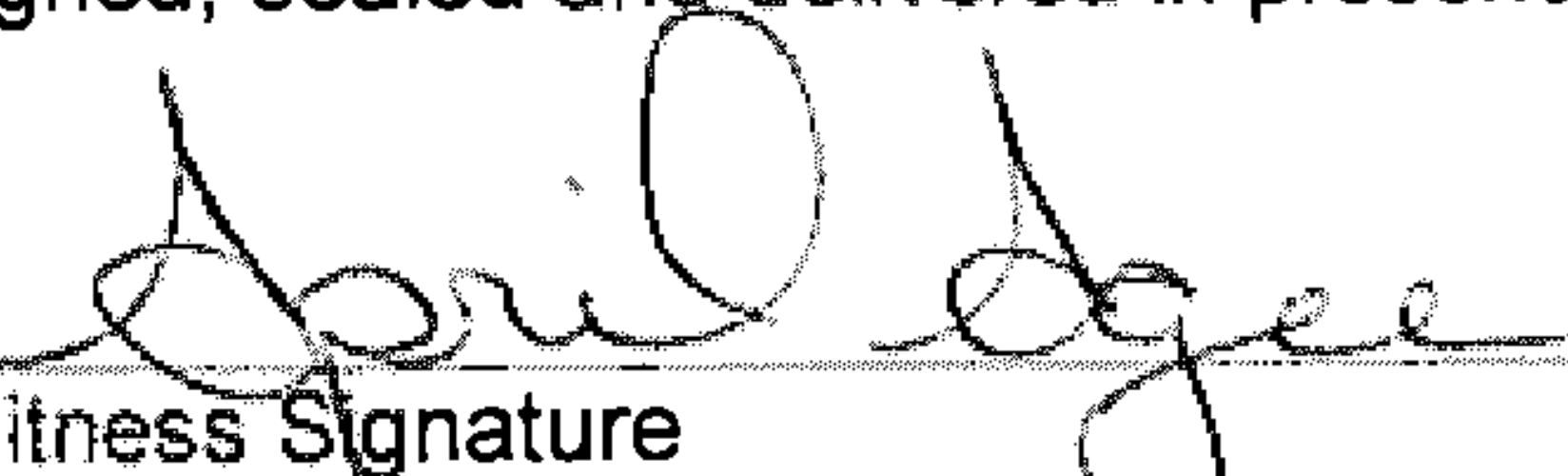
TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining

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: 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

  
Witness Signature

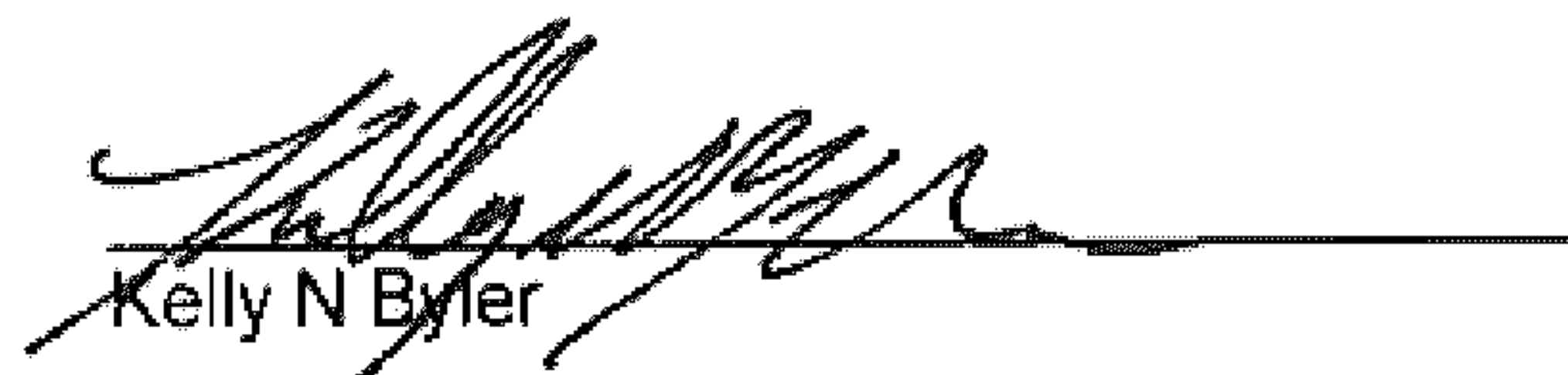
APRIL AGEE  
Printed Name of First Witness

206 Harbor Drive S, Venice, FL 34285  
Address of First Witness

  
Witness Signature

Ashley Jones  
Printed Name of Second Witness

206 Harbor Drive S, Venice, FL 34285  
Address of Second Witness

  
Kelly N Byler

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or      Online Notarization this 20 day of April, 2026, by Kelly N Byler, who is personally known to me or who has produced Drivers license (type of identification) as identification.



Notary Public

Printed Name: April Agee

Commission #                     

My Commission Expires:                     

