

4/27/2026 3:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486135

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

File Number: 2026-0170

Doc Stamp-Deed: \$1,155.00

Property address:
1703 Bal Harbour Dr #2, Venice, Florida 34293

General Warranty Deed

Made this April 24, 2026 A.D. By **Thomas A. Anamasi, a single man**, whose post office address is: 567 Sheridan Drive, Venice, Florida 34293, hereinafter called the Grantor, to; **Deborah Joy Falgout, a single woman**, whose post office address is: 1703 Bal Harbour Dr #2, 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 \$165,000.00 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:

CONDOMINIUM UNIT 2, VENICE GARDENS TOWNE PARK CONDOMINIUM APARTMENTS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 599, PAGE 242, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0437131002**

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

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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:

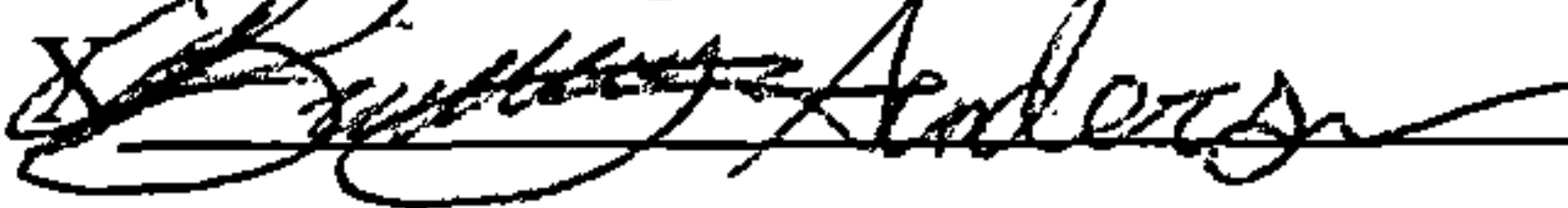
X 

Witness 1 Printed Name and Address:
Karen J Wolfe
4130 Woodmere Park Blvd., Venice, Florida 34293

X 

Thomas A. Anamasi
Address: 567 Sheridan Drive, Venice, Florida 34293

Witness 2 signature:



Witness 2 Printed Name and Address:
Brittany Andersen
4130 Woodmere Park Blvd., Venice, Florida 34293

State of Floirda County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization, this 24th day of April, 2026, by Thomas A. Anamasi, who has produced FL DR LICENSE as identification.

X 

Notary Public
Print Name:
My Commission Expires:
Seal:

