

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026057989 3 PG(S)**

4/30/2026 2:06 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3487979

Prepared by and return to:  
Jessica A. Israileff  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number:29221

**Doc Stamp-Deed: \$2,100.00**

**Consideration: \$300,000.00**

## **General Warranty Deed**

Made this April 28, 2026 By **Walter Snider, an unremarried widower and Paula Snider, an unremarried widow**, whose post office address is: 1521 Thornbury Drive, Myrtle Beach, South Carolina 29577, hereinafter called the Grantor, to **Eric Petty, an unmarried man**, whose post office address is: 4344 Lenox Blvd, 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 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:

LOT 4389 OF VENTURA VILLAGE, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 28, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0470070063**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, 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.

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**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.

**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 Signature: Sonja Ellis  
Witness # 1 Printed Name: SONJA ELLIS  
Post Office Address: 1413 Hwy 175  
Surfside Beach SC 29575

Walter Snider (Seal)  
**Walter Snider**

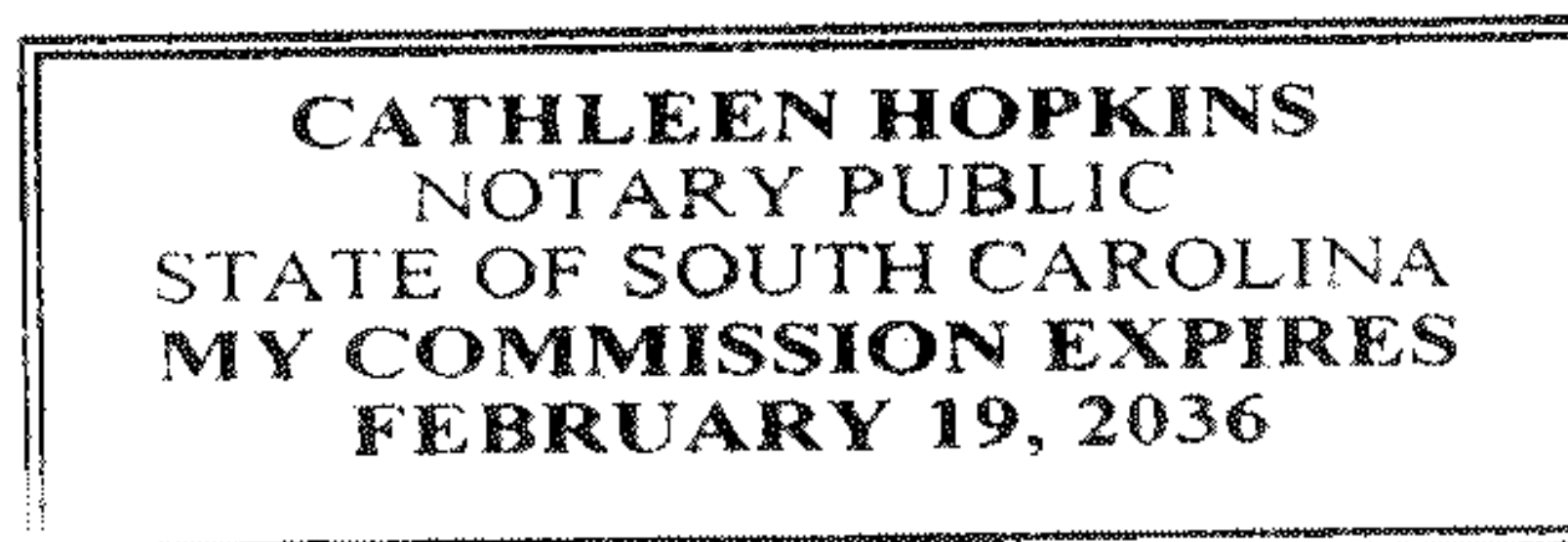
Witness Signature: Cathleen Hopkins  
Witness # 2 Printed Name: Cathleen Hopkins  
Post Office Address: 1413 Hwy 175  
Surfside Beach SC 29575

State of SC  
County of Horry

I am a Notary Public of the State of SC, and my commission expires on FEB 19, 2036. The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this April 24, 2026, by Walter Snider, who is personally known to me or who produced drivers license as identification.

Cathleen Hopkins  
Notary Public  
My Commission Expires: FEB 19, 2036

(SEAL)



Prepared by and return to:  
Jessica A. Israileff  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number: 29221

Signed, sealed and delivered in our presence:

Witness Signature: Nikki Heron

Witness # 1 Printed Name: NIKKI Heron

Post Office Address: 107 West meadow Dr  
Cleburne, Tx 76033

Paula Snider (Seal)  
Paula Snider

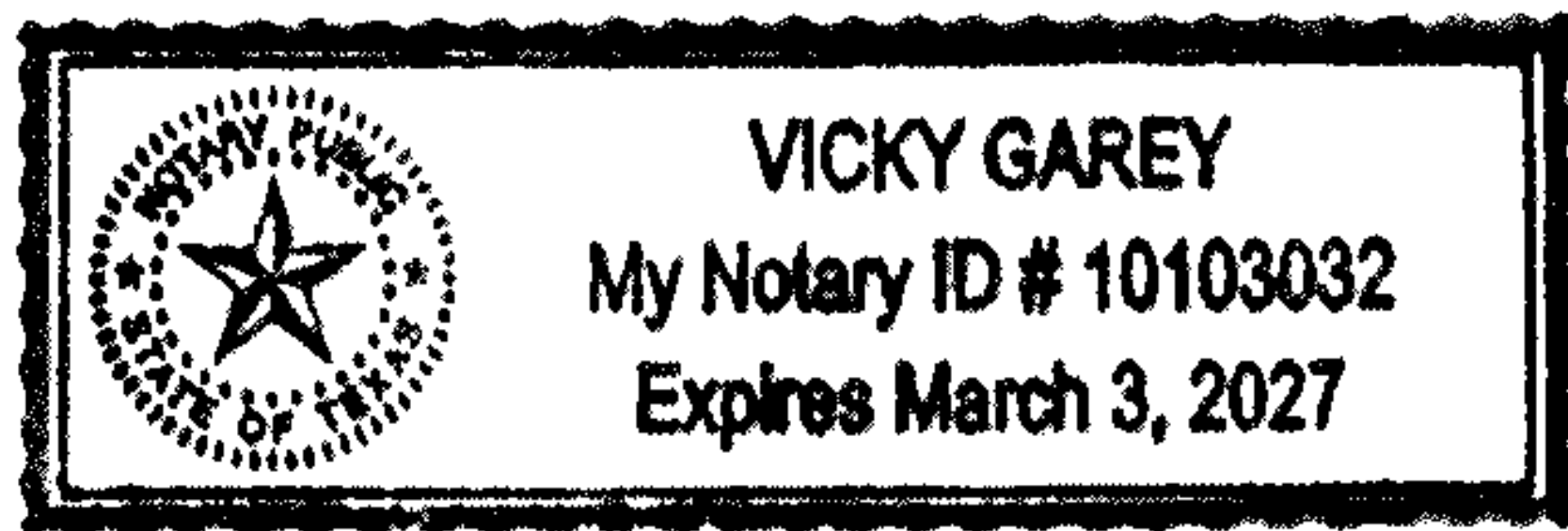
Witness Signature: Joselyn Huerta

Witness # 2 Printed Name: Joselyn Huerta

Post Office Address: 107 West Meadow Dr  
Cleburne, Tx 76033

State of Texas  
County of Johnson

I am a Notary Public of the State of Texas, and my commission expires on 3/3/2027. The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this April 24, 2026, by Paula Snider, an who is personally known to me or who produced personally known as identification.



(SEAL)

VG  
Notary Public  
My Commission Expires: 3/3/2027