

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026058271 2 PG(S)**

4/30/2026 4:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488209

Prepared by and Return to:  
Dana Johnstone  
Suncoast One Title & Closings, Inc.  
1212-A E Venice Avenue  
Venice, FL 34285

Doc Stamp-Deed: \$1,995.00

File No.: VEN-2026-2018  
Parcel ID Number: 0437-02-0017

[Space Above This Line For Recording Data]

**WARRANTY DEED  
(STATUTORY FORM – SECTION 689.02, F.S.)**

**This indenture made the 30th day of April, 2026 between Leslie John Finn, Jr, a single man, and Geraldine A. Finn and Leslie J. Finn, wife and husband, whose post office address is 3905 Dubose Drive, Columbia, SC 29204, of the County of Richland, State of South Carolina, Grantors, to David Melman LLC, a Florida Limited Liability Company, whose post office address is 1190 Seneca Road, Venice, FL 34293, of the County of Sarasota, State of Florida, Grantee:**

**Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:**

**Lot 33197, Venice Gardens Unit 33, according to the map or plat thereof, recorded in Plat Book 22, Page(s) 36,36A thorough 36F, of the Public Records of Sarasota County, Florida.**

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

**Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.**

**TO HAVE AND TO HOLD the same in fee simple forever.**

**And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.**

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
WITNESS 1 SIGNATURE  
PRINT NAME: LOUIE HERBERT

WITNESS 1 ADDRESS:  
1200 Brennan Rd  
NORTH PORT FL 34288

[Signature]  
WITNESS 2 SIGNATURE  
PRINT NAME: DANA JOHNSTONE

WITNESS 2 ADDRESS:  
1212 E. Venice Ave  
VENICE FL 34285

[Signature]  
Leslie John Finn, Jr

[Signature]  
Geraldine A. Finn

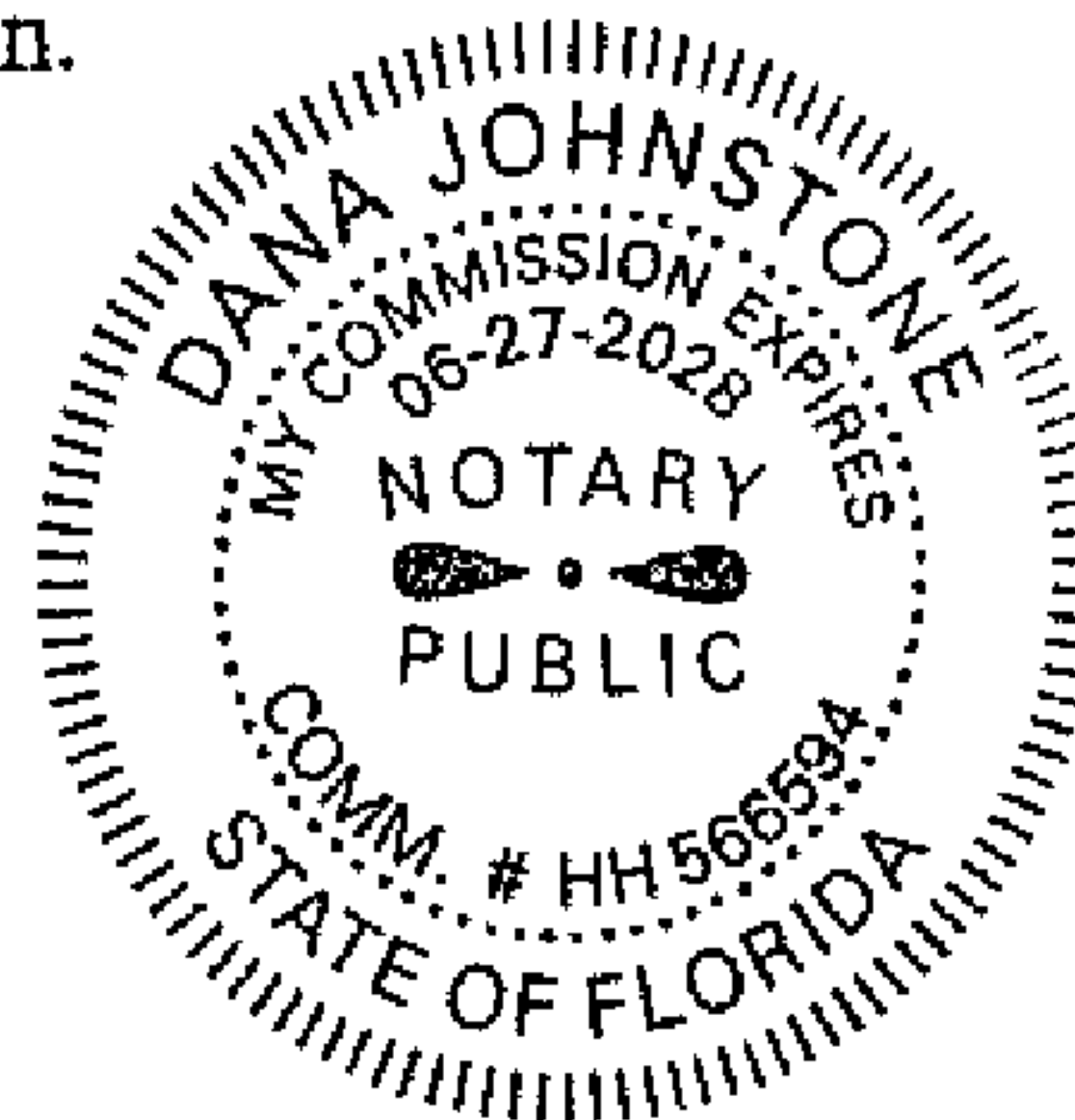
[Signature]  
Leslie J. Finn

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30 day of April, 2026, by Leslie John Finn, Jr, Geraldine A Finn and Leslie J Finn,  who is/are personally known to me or  who has/have produced PHOTO ID as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary



(NOTARY SEAL)