

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026061993 2 PG(S)**

Prepared by and Return to:
Alice S. Clark
MSC Title, Inc.
110 Nokomis Avenue North, Venice, FL 34285
File No. 2026-394-ASC
Sales Price: Price: \$199,000.00

5/7/2026 2:51 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3491388

Doc Stamp-Deed: \$1,393.00

General Warranty Deed

Made this 7th day of May, 2026 By **Roger P. Bartholomew and Marleen E. Young, husband and wife**, whose address is: 4604 South Lamar Boulevard, B204, Austin, TX 78745, hereinafter called the grantor, to **Nancy and Gregory Moore Venice FL LLC, a Florida Limited Liability Company**, whose post office address is: 11 Ball Avenue, Salem, NH 03079, 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, viz:

Unit 106, Augusta Villas at the Plantation, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1455, Page 538 and amendment recorded in Official Records Book 1517, Page 873, re-recorded in Official Records Book 1530, Page 810, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0443051106**

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 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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]
Witness Signature above:

[Signature]
Roger P. Bartholomew
4604 South Lamar Boulevard, B204, Austin, TX
78745

Witness print name below:
RENU BINDRA

[Signature]
Marleen E. Young
4604 South Lamar Boulevard, B204, Austin, TX
78745

Witness Address:
4220 W. William Cannon Dr.
Suite 300 Austin TX 78749.

[Signature]
Witness Signature above:

Witness print name below:
Gregory Dickinson

Witness Address:
4220 W. William Dr. Ste 300
Austin TX 78749

STATE OF Texas
COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of May, 2026, by Roger P. Bartholomew and Marleen E. Young, who is/are personally known to me or who has/have produced Driver Licenses as identification.

[Signature]
Signature of Notary Public

RENU BINDRA
Print, Type/Stamp Name of Notary

