

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026067528 2 PG(S)

5/19/2026 1:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496110

Prepared by and return to:  
Lauren Kohl  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number:29241

Doc Stamp-Deed: \$2,625.00

Consideration: \$375,000.00

## General Warranty Deed

Made this May 19, 2026 By **Ann Townsend and John Townsend, wife and husband**, whose post office address is: 56 Marlborough Drive, Southamptton, New Jersey 08088, hereinafter called the Grantor, to **Stephen T. Lucas and Michelle Lucas, husband and wife**, whose post office address is: 11456 Bertolini Dr, Venice, Florida 34292, 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 16, BLOCK 14, VENETIAN FALLS PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 30, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0419080020**

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: \_\_\_\_\_

Witness # 1 Printed Name: \_\_\_\_\_

Post Office Address: 8270 Woodland Center Blvd  
Tampa FL 33614

*Ann Townsend*

(Seal)

Ann Townsend

Witness Signature: \_\_\_\_\_

Witness # 2 Printed Name: \_\_\_\_\_

Post Office Address: 414 S. Tamiami Trail  
Osprey, FL 34229

*John Townsend*

(Seal)

John Townsend

State of Florida  
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on \_\_\_\_\_. The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this May 19, 2026, by Ann Townsend and John Townsend, who is/are personally known to me or who produced DL as identification.

(SEAL)



*Christine J. Tully*  
Notary Public  
My Commission Expires: \_\_\_\_\_