

5/19/2026 4:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496398

Doc Stamp-Deed: \$1,645.00

Prepared by and Recording requested by:  
Reid McCullough  
McCullough Legal Services  
2477 Stickney Point Road  
200A  
Sarasota, FL 34231  
941-484-9714  
File Number: 2026-472  
Parcel ID: 0450110007  
Consideration: \$235,000.00

## Warranty Deed

Know All Men By These Presents that, **Craig A. Tiderman and Dianne M. Tiderman, husband and wife**, (henceforth referred to as "Grantor") of **1215 Kimball Road, Venice, FL 34293**, for consideration paid, grant to **Katalin Takacs, a single woman**, (henceforth referred to as "Grantee") of **210 Alps Road, Wayne, NJ 07470**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lots 4135 and 4136, of SOUTH VENICE UNIT 16, according to the Plat thereof, as recorded in Plat Book 6, Page 53, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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.

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, hereunto set by hands and seals this 19th day of May, 2026

WARRANTY DEED

Witness #1 Signature  
Reid McCullough  
Witness #1 Printed Name

Craig A Tiderman  
Craig A. Tiderman  
Dianne M. Tiderman  
Dianne M. Tiderman

P.O. Address: 2477 Stickney Point Rd #200A  
Sarasota FL 34231

Witness #2 Signature  
Hillary McCullough  
Witness #2 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A  
Sarasota FL 34231

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19 day of May, 2026, by Craig A Tiderman and Dianne M Tiderman,  who is/are personally known to me or  who has/have produced Valid DL as identification.

Reid McCullough  
Signature of Notary Public

Print, Type/Stamp Name of Notary

