

**Prepared by and Return To:**  
Terri Reese  
Fidelity National Title of Florida, Inc.  
189 Center Road  
Venice, FL 34285

**Order No.:** FTPA26-159661

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026067997 2 PG(S)**

**5/20/2026 9:45 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3496470**

**Doc Stamp-Deed: \$2,555.00**

APN/Parcel ID(s): 0449080056

## **WARRANTY DEED**

THIS WARRANTY DEED dated May 15, 2026, by Ronald H. Allison, the unmarried surviving spouse of Deborah A. Allison, deceased, hereinafter called the grantor, to Richard Harbut and Krystyna Harbut, husband and wife, whose post office address is 816 Beverly Rd, Venice, FL 34293, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot (s) 16990 and 16991, South Venice, Unit No. 64, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 41, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]  
Witness Signature

[Signature]  
Ronald H. Allison

Theresa A Reese  
Print Name

Address: 1779 San Silvestro Dr  
Venice, FL 34285

Address: 189 Center Rd  
Venice 12 34285

[Signature]  
Witness Signature

Robert Broder  
Print Name

Address: 450 Rockley Blvd  
Venice, FL 34293

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15 day of May, 2026, by Ronald H. Allison, to me known to be the person described in or who has produced [Signature] as identification and who executed the foregoing instrument and he acknowledged that he executed the same.

[Signature]

Name: \_\_\_\_\_  
Notary Public in and for the State of FLORIDA  
My Commission Expires: \_\_\_\_\_

