

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026068004 3 PG(S)**

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

**Order No.:** FTPA26-159415

5/20/2026 9:51 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3496477

**Doc Stamp-Deed: \$3,115.00**

APN/Parcel ID(s): 0413120007

**WARRANTY DEED**

THIS WARRANTY DEED dated May 15, 2026, by Gary J. Hiltz and Jane E. Hiltz, husband and wife, hereinafter called the grantor, to Thomas Hansford and Jennifer Hansford, husband and wife, whose post office address is 630 Sunset Ct, Covington, KY 41011, 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 114, Venice Palms, Phase I, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 7A through 7C, inclusive, 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 #1

*[Signature]*  
Gary J. Hiltz

Brittany Knight  
Print Name

Address: 958 Washington St  
Gloucester, MA 01930

Address: 90A Main Street  
Gloucester MA 01930

*[Signature]*  
Witness Signature #2

Brian Edwards  
Print Name

Address: 90A Main Street  
Gloucester MA 01930

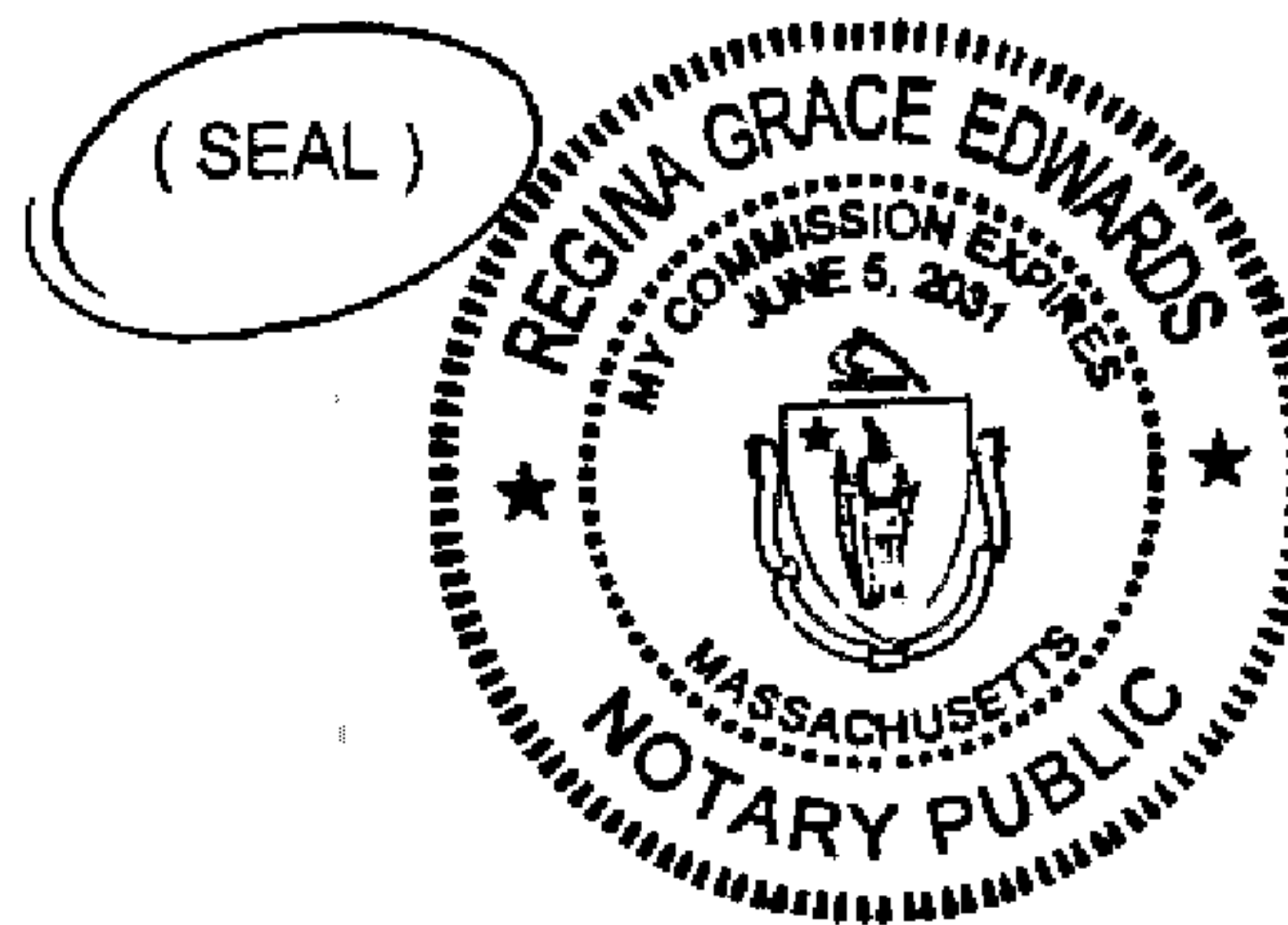
State of MA

County of Essex

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14<sup>th</sup> day of May, 2026, by Gary J. Hiltz, to me known to be the person described in or who has produced MADL S81654483 identification and who executed the foregoing instrument and he acknowledged that he executed the same.

*[Signature]*

Name: Regina Grace Edwards  
Notary Public in and for the State of MA  
My Commission Expires: 6/5/36



TWO DIFFERENT WITNESSES REQUIRED  
SIGN AND PRINT YOUR NAME

**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

Jane E. Hiltz  
Jane E. Hiltz

Theresa A Reese  
Print Name

Address: 958 Washington St.  
Gloucester, MA. 01930

Address: 189 Center Rd  
Venice FL 34285

Tina S. Casselli  
Witness Signature

Tina S. Casselli  
Print Name

Address: 189 Center Rd  
Venice, FL 34285

State of FLORIDA

County of SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of May, 2026, by Jane E. Hiltz, to me known to be the person described in or who has produced MAID as identification and who executed the foregoing instrument and she acknowledged that she executed the same.

[Signature]

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

