

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

File Number: 2026-0259

Property address:
194 Cipriani Way, Nokomis, Florida 34275

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068872 2 PG(S)**

5/21/2026 1:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497202

Doc Stamp-Deed: \$3,570.00

General Warranty Deed

Made this May 15, 2026 A.D. By **Frederick A. Ahlborn, Jr., a married man and his wife, Gloria Peacock**, whose post office address is: 7460 SE 123rd Terrace, Morriston, Florida 32668, hereinafter called the Grantor, to; **Scott E. Chesley and Brenda G. Chesley, Husband and Wife**, whose post office address is: 274 Bass Lake Road, Traverse City, Michigan 49685, 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 \$510,000.00 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:

Lot 4, VENETIAN GOLF AND RIVER CLUB, PHASE 3A-B, as per plat thereof recorded in Plat Book 44, Pages 45, 45A and 45B, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0373060040**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

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.

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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 1 signature:
Karen Wolfe

Witness 1 Printed Name and Address:
Karen J Wolfe
4130 Woodmere Park Blvd., Venice, Florida 34293

X *Frederick A. Ahlborn Jr.*

Frederick A. Ahlborn Jr.
Address: 7460 SE 123rd Terrace, Morriston, Florida
32668

Witness 2 signature:
Barbara J. Coffey

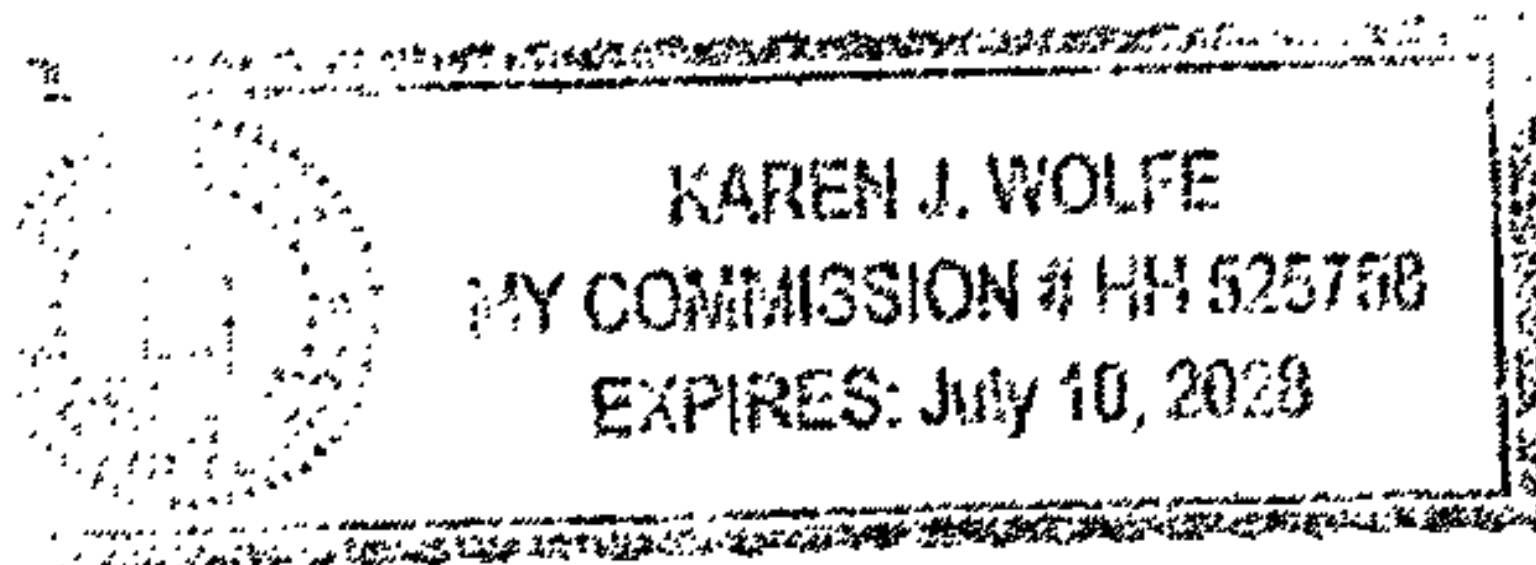
Witness 2 Printed Name and Address:
Barbara J. Coffey
4130 Woodmere Park Blvd., Venice, Florida 34293

X *Gloria Peacock*

Gloria Peacock
Address: 7460 SE 123rd Terrace, Morriston, Florida
32668

State of Florida County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization, this 15th day of May, 2026, by Frederick A. Ahlborn, Jr. and Gloria Peacock, who produced FL DL Licenses as identification.



X *Karen Wolfe*

Notary Public
Print Name:
My Commission Expires:
Seal: