

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026069179 2 PG(S)**

Prepared by:
Paula Chapman
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

5/21/2026 3:36 PM

**KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

File Number: 2026-0266

SIMPLIFILE

Receipt # 3497475

Doc Stamp-Deed: \$3,412.50

Property address:
11930 Granite Woods Loop, Venice, Florida 34292

General Warranty Deed

Made this May 18, 2026 A.D. By **Sean MacKinnon, unmarried and Carolyn MacKinnon, Unmarried**, hereinafter called the Grantor, to; **Scott LaRocca and Michelle LaRocca**, Husband and Wife, whose post office address is: 11930 Granite Woods Loop, 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 \$487,500.00 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 1025, STONEYBROOK AT VENICE, UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 14, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0755021025**

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.

Prepared by:
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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:
X Paula J Chapman

Witness 1 Printed Name and Address:
Paula J Chapman
4130 Woodmere Park Blvd Suite 12, Venice FL 34293

X Sean MacKinnon
Sean MacKinnon
Address: 1004 S Lassoide St.
North Port, FL 34288

Witness 2 signature:
X Ruth H Laurent

Witness 2 Printed Name and Address:
Ruth H LAURENT
4130 Woodmere Park Blvd Suite 12, Venice FL 34293

X Carolyn MacKinnon
Carolyn MacKinnon
Address: 14001 Bellagio Way, Osprey, Florida 34229

State of FLORIDA County of SARASOTA

The foregoing instrument was acknowledged before me by means of [X] physical presence OR [] online notarization, this 18th day of May, 2026, by Sean MacKinnon and Carolyn MacKinnon, who is/are personally known to me or who has produced FL Drivers license as identification.



PAULA J. CHAPMAN
Commission # HH 304084
Expires August 25, 2026

X Paula J Chapman
Notary Public

Print Name:
My Commission Expires:
Seal: