

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026069974 2 PG(S)**

Consideration: \$329,000.00

Prepared by and return to:  
Opus Title, LLC  
Attn:Lori Bo  
PO Box 5947  
Sarasota, FL 34277  
OTL-26-500

**5/22/2026 4:40 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3498161**

**Doc Stamp-Deed: \$2,303.00**

Property Appraiser's Parcel ID No.: Property 1:  
0437-01-0015

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 22nd day of May, 2026, by and between **FRANK A. SAUS AND THERESA A. SAUS, husband and wife**, whose address is **632 Silk Oak Drive, Venice, FL 34293** (hereinafter "GRANTOR"), and **CHRIS STAGGS AND DONNA STAGGS, husband and wife**, as tenants by the entirety, whose address is **534 Alligator Drive, Venice, FL 34293** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

**LOT 33295, VENICE GARDENS, UNIT 33, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 36, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Diana Merkal  
Printed Name Diana Merkal  
P.O. Address 400 Barcelona Ave.  
Venice, FL 34285

Frank A Saus  
**Frank A. Saus**  
Theresa A. Saus  
**Theresa A. Saus**

(2) Lori J. Bo  
Printed Name: Lori J. Bo  
P.O. Address: 400 Barcelona Avenue  
Venice, FL 34285

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 22<sup>nd</sup> day of May, 2026, by Frank A. Saus and Theresa A. Saus, ( ) who are personally known to me or (X) who have produced FL DL as identification.

Lori J. Bo  
Signature of Notary Public

Print, Type/Stamp Name of Notary

