

5/29/2026 3:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500812

Doc Stamp-Deed: \$2,835.00



Prepared by and Return to:
Patty Reaves , an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

File No.: 264945-91

WARRANTY DEED

This indenture made on **May 29, 2026** by **Ryan Robert Harroun and Rebecca Chrystal Harroun, husband and wife**, whose address is: 955 West Whitefish Rd., Port Washington, WI 53074 hereinafter called the "grantor", to **Anthony John Nakonetschny and Robin Stephanie Nakonetschny, husband and wife**, whose address is: 273 Daylily Boulevard, Nokomis, FL 34275, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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**, to-wit:

Lot 214, VENICE WOODLANDS PHASE 1, according to the Plat thereof, recorded in Plat Book 53, Page(s) 43 of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0394050214**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

[Signature]

Ryan Robert Harroun

[Signature]

Rebecca Chrystal Harroun

Signed, sealed and delivered in our presence:

[Signature]

1st Witness Signature

Print Name: P. REAVES

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

[Signature]

2nd Witness Signature

Print Name: Shannon Thinner

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

State of Florida

County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of physical presence or () online notarization on May 21, 2020, by **Ryan Robert Harroun and Rebecca Chrystal Harroun**, who () is/are personally known to me or who produced a valid Photo ID as identification.

[Signature]

Notary Public Signature

Printed Name:

My Commission Expires:

