

5/29/2026 4:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500884

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

File Number: 2026-0256

Doc Stamp-Deed: \$3,010.00

Property address:  
12412 Palatka Dr, Venice, Florida 34293

## General Warranty Deed

Made this May 28, 2026 A.D. By **Christian Meier and Mary L. Meier, Husband and Wife, Individually and as Trustee of the Meier Family Trust dated April 18, 2018**, whose post office address is: 11524 Trailwood Dr, Venice, Florida 34293, hereinafter called the Grantor, to; **Steven S Fonderoli and Konni J Fonderoli, Husband and Wife**, whose post office address is: 12412 Palatka Dr, Venice, Florida 34293, 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 \$430,000.00 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 1475, GRAND PALM, PHASE 2B, according to the plat thereof, as recorded in Plat Book 53, Page 146, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0760101475**

**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.

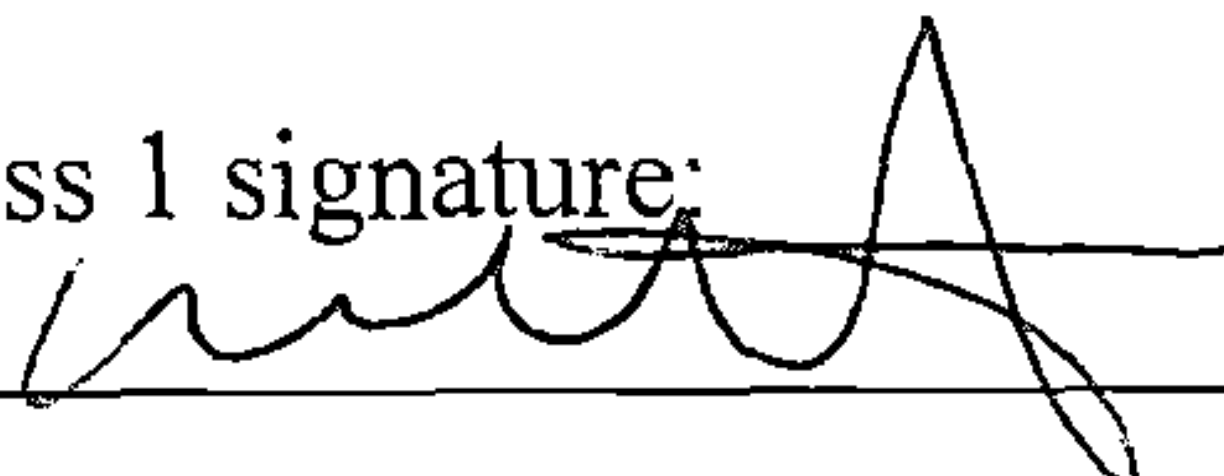
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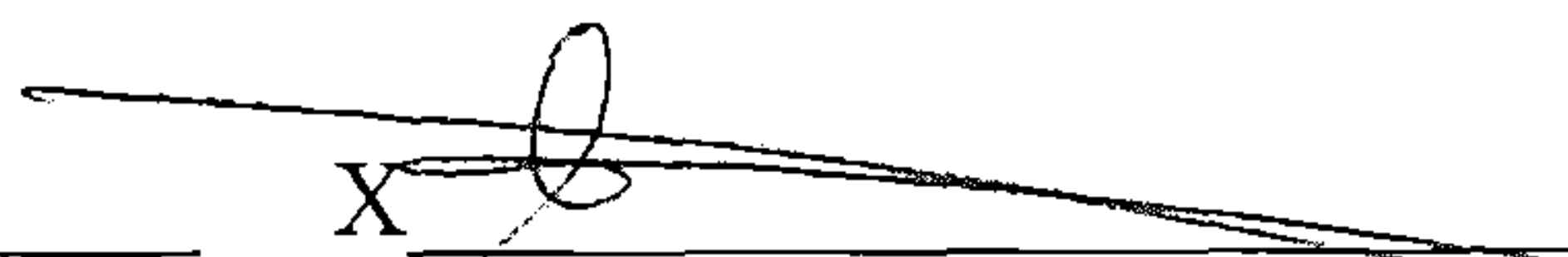
Property address:  
12412 Palatka Dr, Venice, Florida 34293

**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 

Witness 1 Printed Name and Address:  
Nicolas Wroff  
4130 Woodmere Park Blvd Suite 12, Venice FL 34293

X   
**Christian Meier, as Trustee of the Meier Family Trust dated April 18, 2018**  
Address: 11524 Trailwood Dr, Venice, Florida 34293

Witness 2 signature:  
X 

Witness 2 Printed Name and Address:  
Paula J Chapman  
4130 Woodmere Park Blvd Suite 12, Venice FL 34293

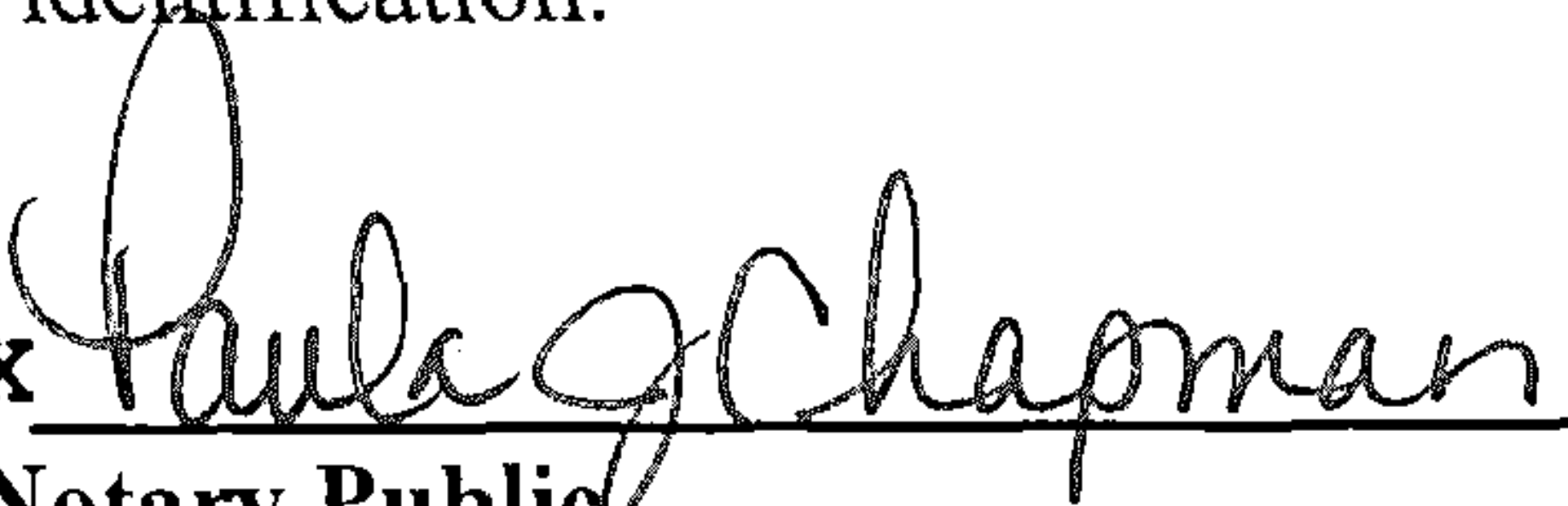
X   
**Mary L. Meier, as Trustee of the Meier Family Trust dated April 18, 2018**  
Address:

State of FLORIDA County of SARASOTA

The foregoing instrument was acknowledged before me by means of [ X ] physical presence OR [ ] online notarization, this 28th day of May, 2026, by Christian Meier and Mary L. Meier, who is/are personally known to me or who has produced FL D.L. as identification.



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

x   
**Notary Public**  
**Print Name: Paula J Chapman**  
**My Commission Expires: 08/25/2026**  
**Seal:**