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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502143

Consideration: \$ 275,000.00

Prepared by and return to:

Jacob Van Duren, Esq.

Van Duren Law, PLLC

871 Venetia Bay Blvd

Suite 239

Venice, FL 34285

Doc Stamp-Deed: \$1,925.00

File No VL-26-71

Parcel Identification No 0444150010

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## WARRANTY DEED

This indenture made the 29th day of May, 2026 by and between JOSEPH SLABAUGH, AN UNREMARIED WIDOWER, whose post office address is 7840 Elmhurst Avenue Northwest, North Canton, OH 44720, (hereinafter "Grantor"), and ANDREW JAMES WILSON, A SINGLE MAN, whose post office address is 356 Fareham Drive, Venice, FL 34293, (hereinafter "Grantee"):

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

**LOT 71, FAIRWAY VILLAGE PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE 12, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1:

SIGNATURE:

PRINT NAME:

WITNESS 1 ADDRESS:

Rebecca M. Metcal  
Rebecca M. Metcal  
1999 Mulholland Ave  
Akron, Ohio 44305

Joseph Slabaugh

WITNESS 2:

SIGNATURE:

PRINT NAME:

WITNESS 2 ADDRESS:

Tamara A. Bridgeman  
Tamara A. Bridgeman  
1509 Summer Wood Ln  
Uniontown, Ohio 44685

STATE OF OHIO

COUNTY OF

Stark

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization, this 27 day of May, 2026, by Joseph Slabaugh, ( ) who is/are personally known to me or (x) who has/have produced Drivers License as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

(Affix Notary Seal)



TAMIRA A BRIDGEMAN  
Notary Public  
State of Ohio  
My Comm. Expires  
January 28, 2028