

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

File Number: 2026-0275

Property address:
5635 Ashton Lake Dr, Sarasota, Florida 34231

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075542 2 PG(S)

6/3/2026 3:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502771

Doc Stamp-Deed: \$1,470.00

General Warranty Deed

Made this June 3, 2026 A.D. By **DOUGLAS J. RICE, an unremarried widower, Individually and as Trustee of the DOUGLAS J. RICE LIVING TRUST u/d/t dated November 21, 2006**, whose post office address is: 3300 S Beneva #224, Sarasota, Florida 34232, hereinafter called the Grantor, to; **Kathleen P. Caputo and Joseph M Caputo, husband and wife**, whose post office address is: 6 Rock Moss Ct, Gouldsboro, Pennsylvania 18424, 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)

Witneseth, that the grantor, for and in consideration of the sum of \$210,000.00 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:

UNIT 4-C, BUILDING 11, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, AS ASHTON LAKES NO. 1, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 1708, PAGE 116, ET SEQ, AS AMENDED BY OFFICIAL RECORD BOOK 1720, PAGE 1396, OFFICIAL RECORD BOOK 1866, PAGE 581, OFFICIAL RECORD BOOK 2018, PAGE 219 AND OFFICIAL RECORD BOOK 2082, PAGE 453, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 23, PAGES 4, 4A THROUGH 4N, INCLUSIVE, AS AMENDED BY CONDOMINIUM PLAT BOOK 25, PAGES 47, 47a THROUGH 47f, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0088131162**

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.

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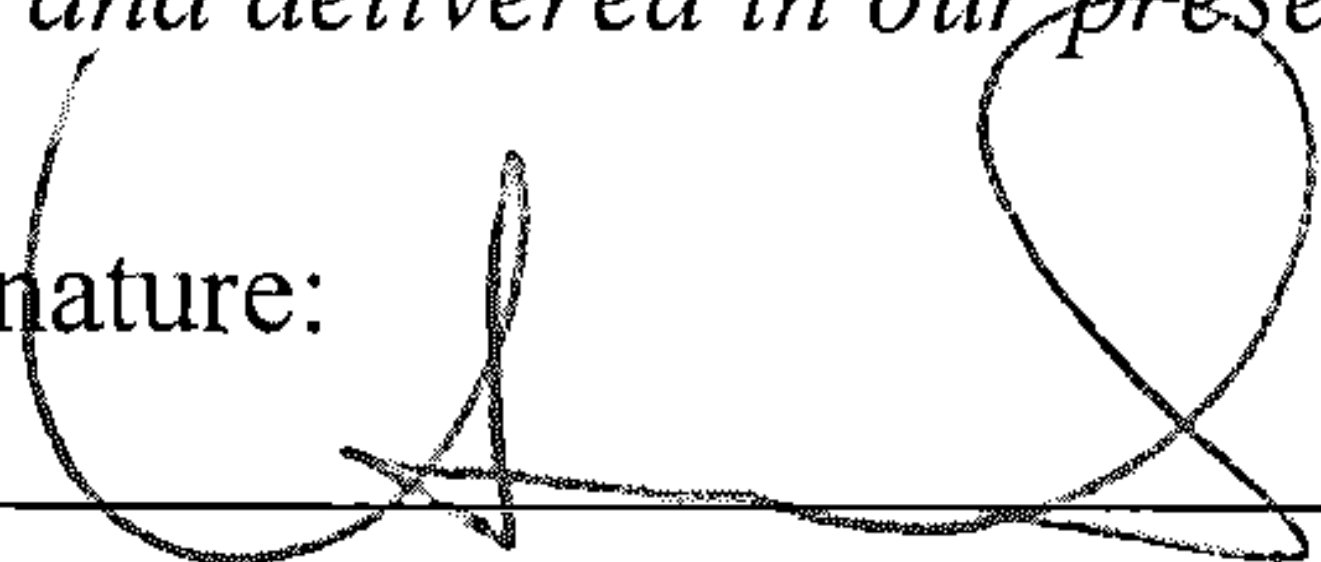
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

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:

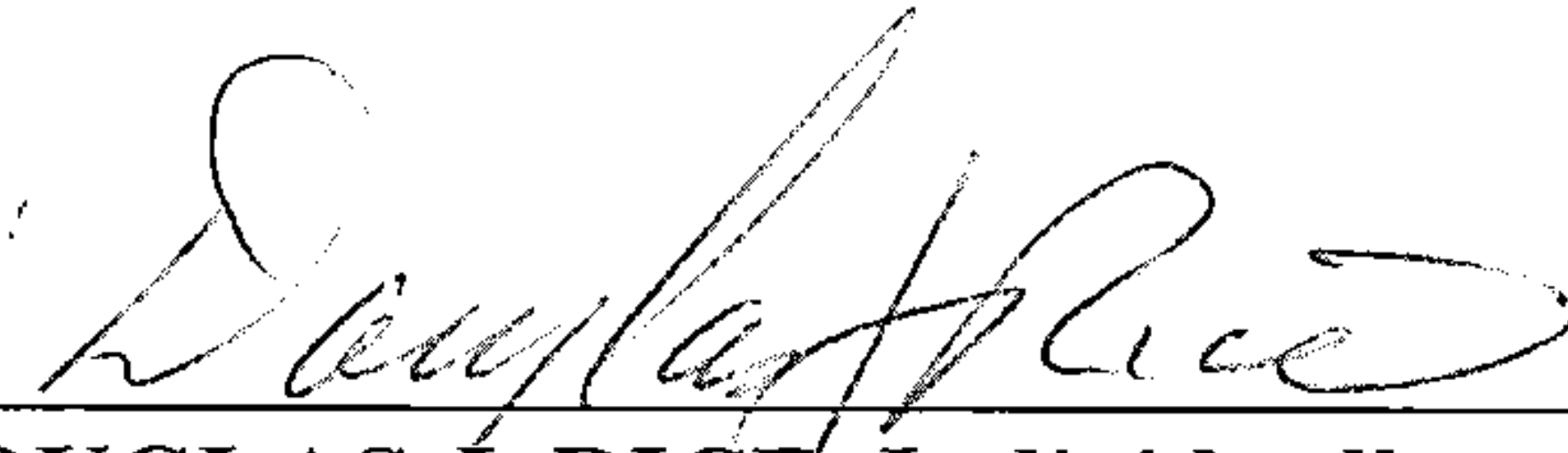
Witness 1 signature:

X



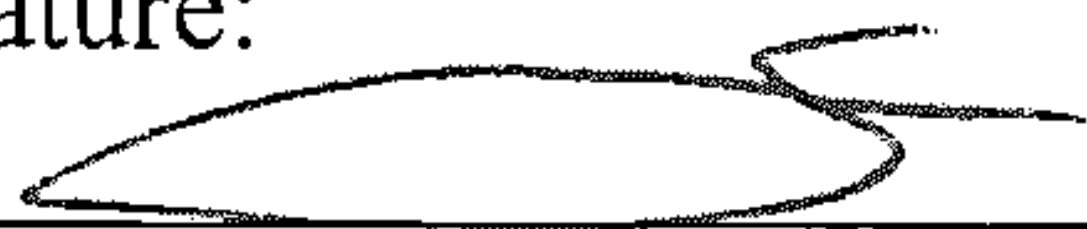
Witness 1 Printed Name and Address:

Sandra M. Whitehead.
6311 Atrium Dr #206, Lakewood Ranch, FL 34202

X 
DOUGLAS J. RICE, Individually and as Trustee

Witness 2 signature:

X

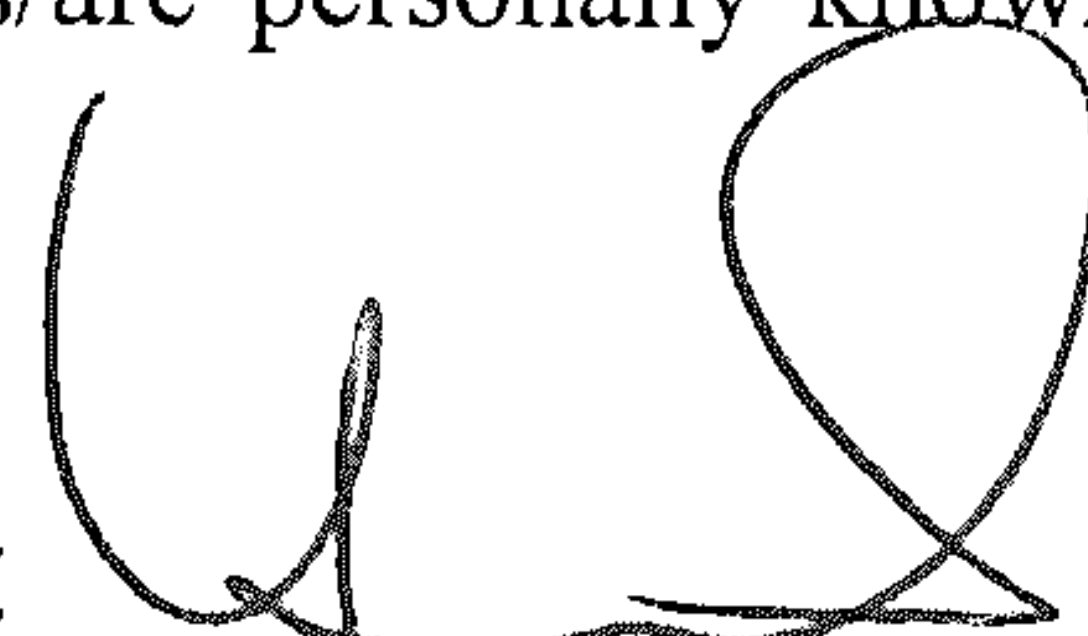


Witness 2 Printed Name and Address:

Carolyn Carino
1549 Ringling Blvd. Unit 600
Sarasota FL 34236
State of FLORIDA County of SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence OR ☐ online notarization, this 3rd day of June, 2026, by DOUGLAS J. RICE, who is/are personally known to me or who has produced FL D.L. as identification.

X



Notary Public

Print Name:

My Commission Expires:

Seal:

