

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

File Number: 2026-0279

Property address:
908 Villas Dr #34, Venice, Florida 34285

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075621 2 PG(S)

6/3/2026 4:00 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3502841

Doc Stamp-Deed: \$2,310.00

General Warranty Deed

Made this June 1, 2026 A.D. By **Ryan H. Towns, a single man**, whose post office address is: 732 Center Road, Hyde Park, Vermont 05655, hereinafter called the Grantor, to; **Meagan Luce, a single woman**, whose post office address is: 739 E. State Street, Traverse City, Michigan 49686, 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 \$330,000.00 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:

Condominium Unit 34, VENICE VILLAS, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1074, Page 1127, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: **0177101034**

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.

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

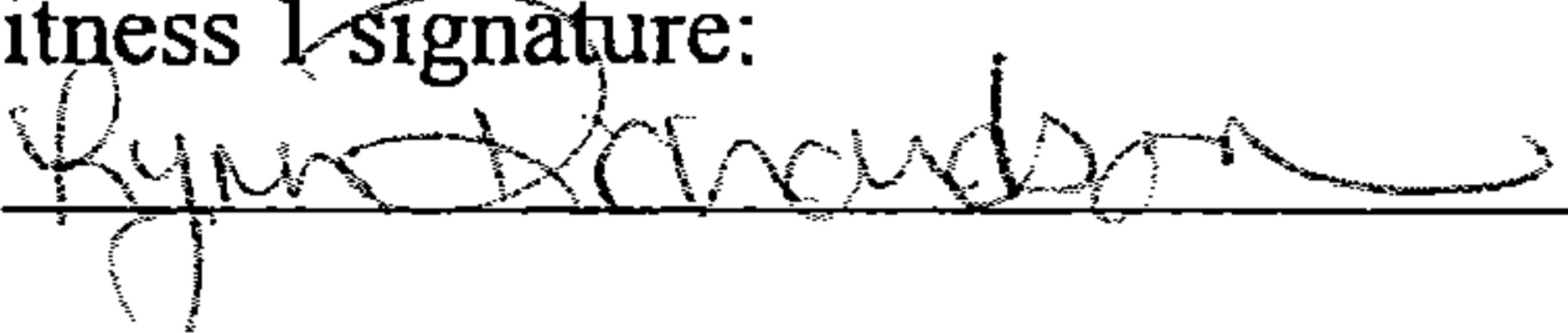
File Number: 2026-0279

Property address:
908 Villas Dr #34, Venice, Florida 34285

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:

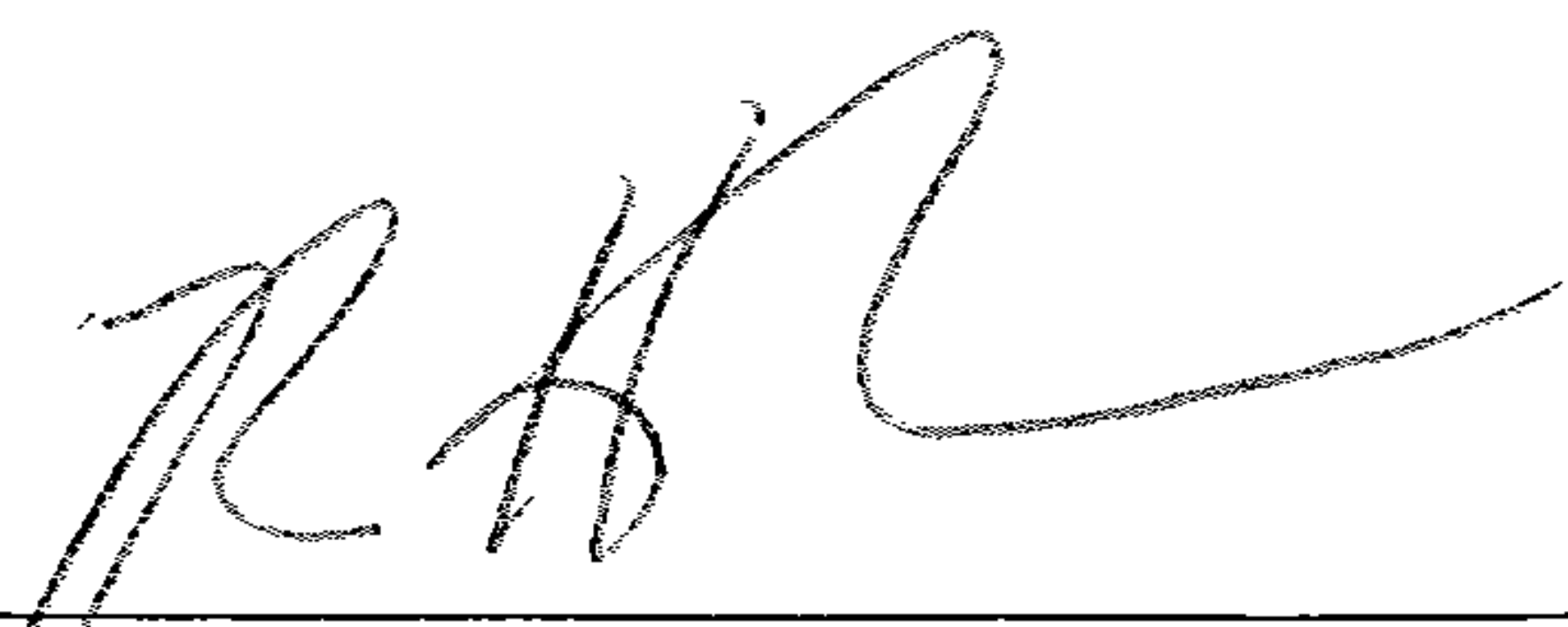
Witness 1 signature:

X 

Witness 1 Printed Name and Address:

Lynn Richardson
995 Buck Hill Rd Lowell VT
05847

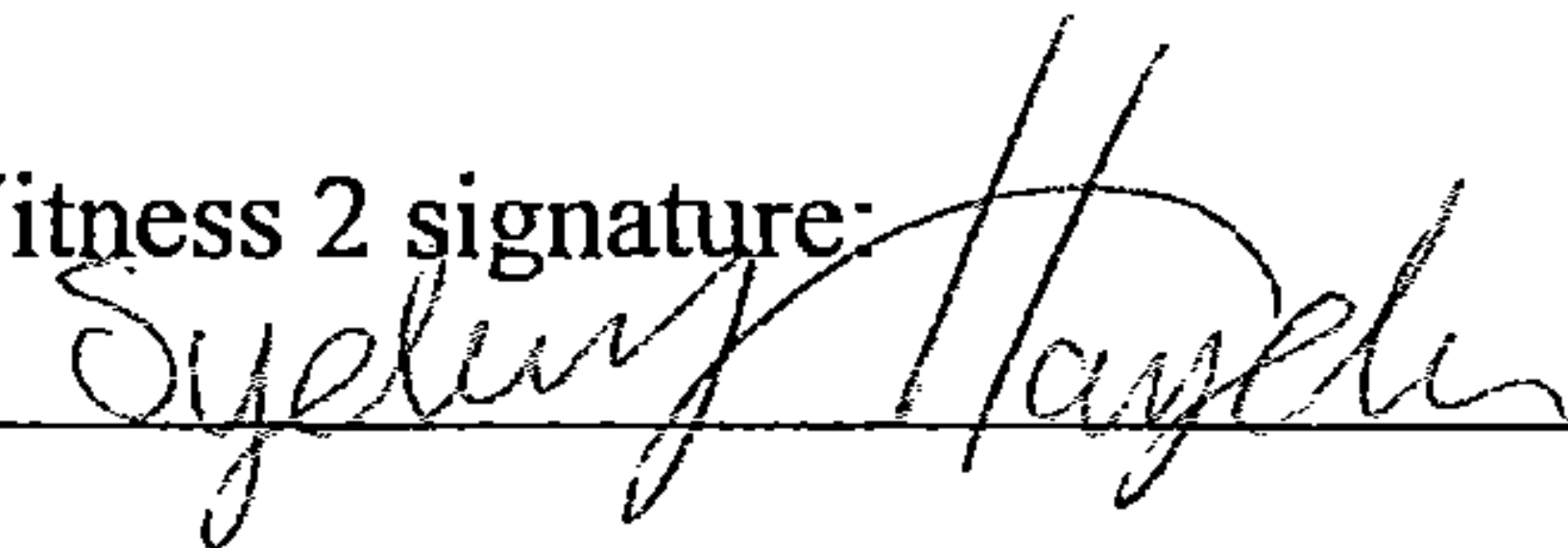
X



Ryan H. Towns

Address: 732 Center Road, Hyde Park, Vermont
05655

Witness 2 signature:

X 

Witness 2 Printed Name and Address:

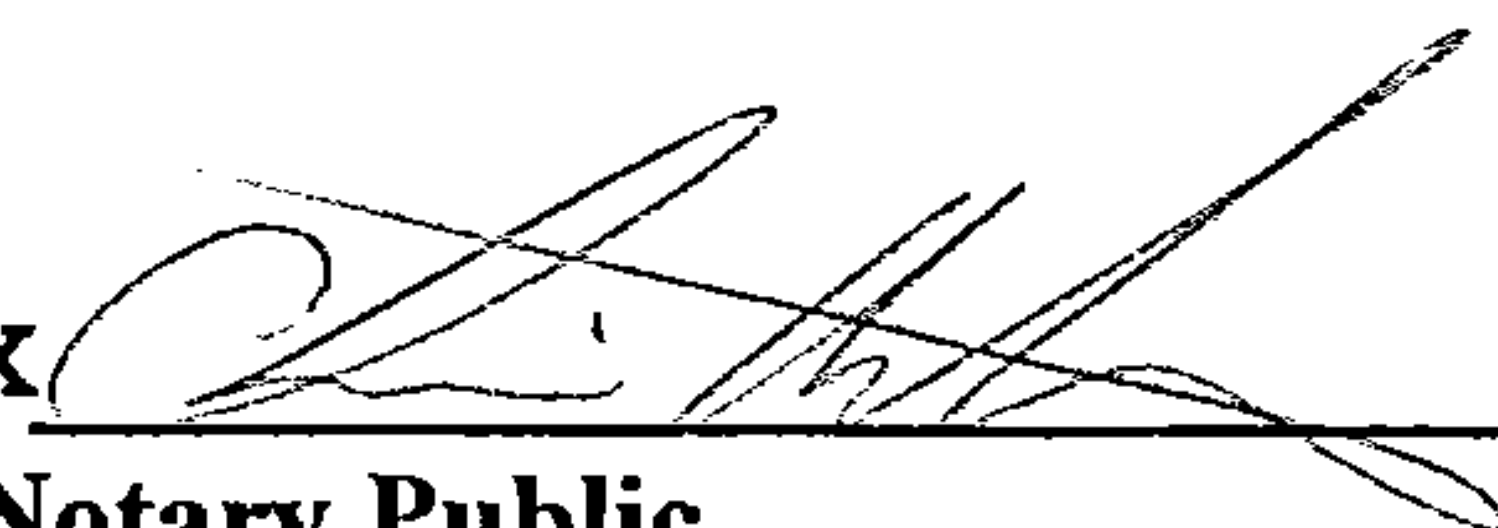
Sydney Hayden
103 VT RT 15 W Hardwick VT 05843

State of Vermont

County of Caledonia

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization, this 29th day of May, 2026, by Ryan H. Towns, who has produced Private License as identification.

X



Notary Public

Print Name: Christopher Herbert

My Commission Expires: 1/31/27

Seal:

Christopher A Herbert

Notary Public

State Of Vermont

My Commission Number: 157.0015187

My Commission expires 1/31/27