

6/11/2026 2:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3506050

Doc Stamp-Deed: \$0.70

**Prepared by and when recorded return to:**

Federico Mojica, Esq.  
Ross & Mojica Law Group  
871 Venetia Bay Blvd., Ste. 300B  
Venice, Florida 34285

**Property Appraiser's Parcel ID No.**  
**0404051068**

Stamp tax: \$0.70

**WARRANTY DEED**

This Warranty Deed made on June 10, 2026, between TRAVIS CHENEY, whose post office address is 4294 Wooley Avenue, North Port, FL 34287, hereinafter called the Grantor, to TERRY L. CHENEY and FRANCES M. CHENEY, husband and wife, whose post office address is 188 Grand Oak Circle, Venice, FL 34292, hereafter called the Grantees.

(Wherever used herein the terms "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, trusts and trustees).

The Grantor in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the Grantor in hand paid by the Grantees, the receipt of which is hereby acknowledged, have granted, bargained, and sold to the Grantees and Grantees' successors and assigns forever the following described land situated in SARASOTA County, Florida, to wit:

**Condominium Unit 724, Building 7, MAGNOLIA PARK PHASE I, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Instrument 2006210473, as amended from time to time, and as per Plat thereof recorded in Condominium Book 40, pages(s) 10 to 10K, of the public Records of Sarasota County, Florida.**

(Being one and the same as property described in instrument #2023077961 and Instrument #2022123847, both recorded in Official Records of Sarasota County).

Subject to restrictions, reservations and easement of record, zoning, applicable governmental regulations, and subject to taxes for current and subsequent years.

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

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

AND THE GRANTOR hereby fully warrant the title to this land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms Grantors and Grantees, shall be construed as singular or plural as the context requires.

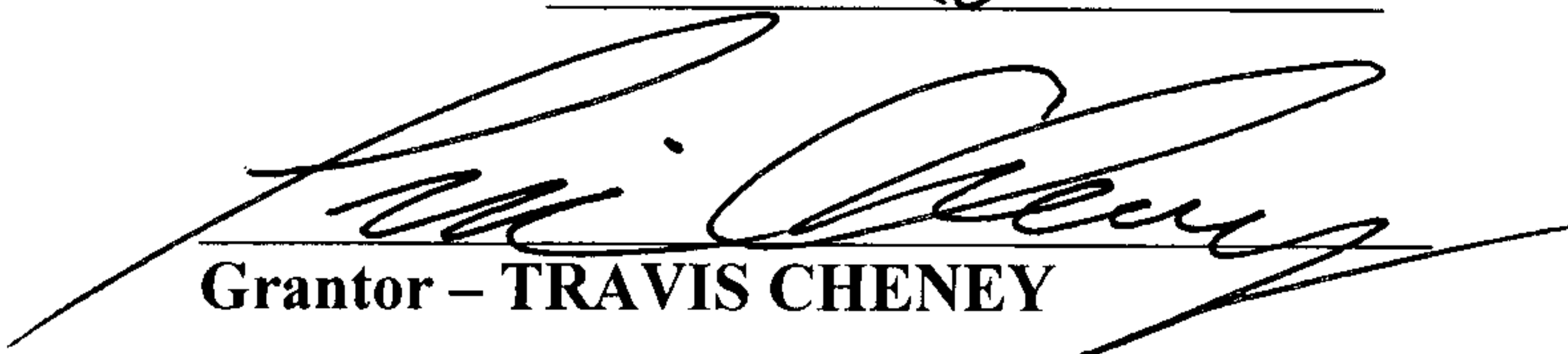
**THIS IS NOT HOMESTEAD OF THE GRANTOR.**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION GIVEN TO THE PREPARER BY THE GRANTOR HERETO AND THE PREPARER DOES NOT GUARANTEE THE MARKETABILITY OF THE TITLE OR ACCURACY OF DESCRIPTION AS THE PREPARER DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.

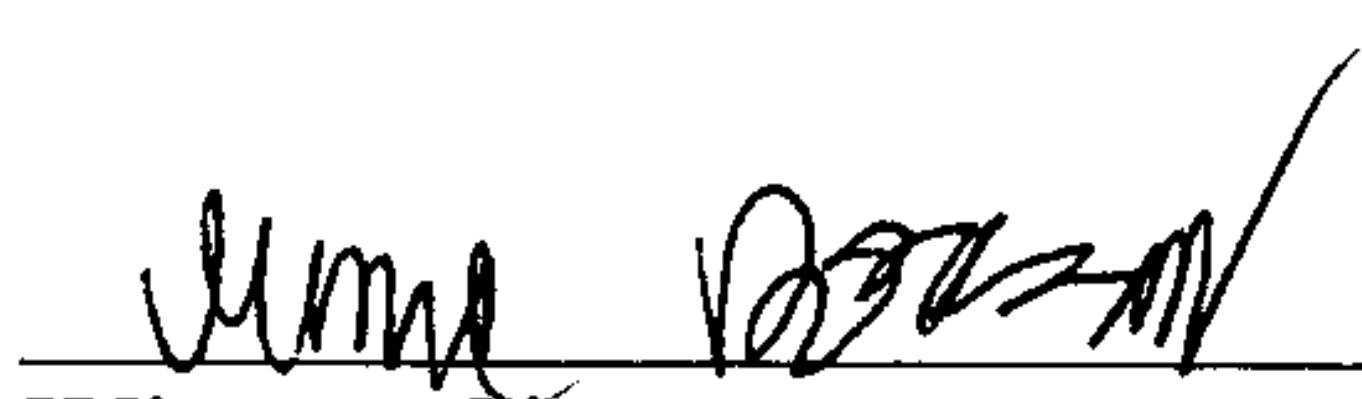
Executed on June 10 2026.

**Property Address:**

**700 Gardens Edge Drive #724  
Venice, FL 34285**

  
Grantor – TRAVIS CHENEY

Signed, sealed, and delivered in the presence of:

  
Witness Signature

Melanie DePriester  
Printed Name

871 Venetia Bay Blvd., Suite 300B • Venice, FL 34285

Address

  
Witness Signature

Federico Mojica  
Printed Name

871 Venetia Bay Blvd., Suite 300B • Venice, FL 34285

Address

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on June 10, 2026, by TRAVIS CHENEY, who ☐ is personally known to me or ☒ has produced FL Driver license as identification.

  
Notary Public

