

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026080100 2 PG(S)**

**6/12/2026 12:11 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3506610**

**Prepared by and Return To:**

Terri Reese

Fidelity National Title of Florida, Inc.

189 Center Road

Venice, FL 34285

**Order No.: FTPA26-160258**

**Doc Stamp-Deed: \$2,275.00**

APN/Parcel ID(s): 0420020031

**WARRANTY DEED**

THIS WARRANTY DEED dated June 9, 2026, by Paul S. Ferrick and Karen G. Ferrick, husband and wife, hereinafter called the grantor, to Leonard Peete and Joan Angley-Peete, whose post office address is 11042 Batello Dr, Venice, FL 34292, hereinafter called the grantee:

(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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 2, Block 39, Venetian Falls Phase 2, according to the map or plat thereof, as recorded in Plat Book 45, Page(s) 11 through 11R, inclusive, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

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.

# WARRANTY DEED

(continued)

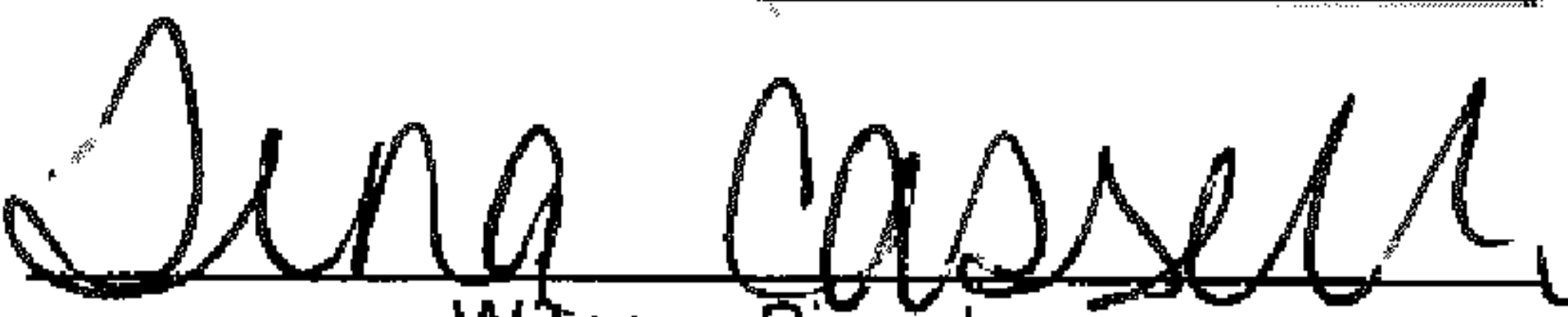
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

  
\_\_\_\_\_  
Witness Signature

Gregory M. Fisher  
\_\_\_\_\_  
Print Name

Address: 189 Center Rd  
Venice, FL 34285

  
\_\_\_\_\_  
Witness Signature

Tina Casselli  
\_\_\_\_\_  
Print Name

Address: 189 Center Rd  
Venice, FL 34285

  
\_\_\_\_\_  
Paul S. Ferrick

Karen G. Ferrick  
\_\_\_\_\_  
Karen G. Ferrick

Address: 225 Loyal Dr  
Mechanicsburg, PA 17050

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of June, 2025, by Paul S. Ferrick and Karen G. Ferrick, to me known to be the person(s) described in or who has produced DRIVERS LICENSE as identification and who executed the foregoing instrument and they acknowledged that they executed the same.

  
\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of FLORIDA  
My Commission Expires: \_\_\_\_\_

