

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080567 2 PG(S)**

6/12/2026 3:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506985

Prepared by and return to:

Lauren Kohl

Gibson Kohl, P.L.

1800 Second Street, Suite 777

Sarasota, Florida 34236

File Number:29334

Doc Stamp-Deed: \$1,750.00

Consideration: \$250,000.00

General Warranty Deed

Made this June 12, 2026 By **Anne E. Villa, an unmarried widow**, whose post office address is: 2300 Aaron Street #209, Port Charlotte, Florida 33952, hereinafter called the Grantor, to **Duane Ullrich**, whose post office address is: 2906 Hermitage Blvd, Venice, Florida 34292, 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 Ten Dollars, (\$10.00) 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:

Lot 10, Venice Acres, Unit 1, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 10, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0400120015**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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.

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Sarasota, Florida 34236
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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 Signature: [Signature] Anne E. Villa (Seal)
Witness # 1 Printed Name: Kelly Anne Dietz Anne E. Villa
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

Witness Signature: [Signature]
Witness # 2 Printed Name: Christina Tully
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on _____. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this June 12, 2026, by Anne E. Villa, who is personally known to me or who produced DL as identification.

(SEAL)



[Signature]
Notary Public
My Commission Expires: _____