

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026086436 2 PG(S)**

Prepared by and return to:
Natalie G. Coldiron, PLLC
c/o Natalie G. Coldiron, Esq.
1990 Main Street, Suite 803
Sarasota, FL 34236
(941) 364-2491

6/24/2026 2:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3512031

File Number: 26-1018

Doc Stamp-Deed: \$3,955.00

Consideration: \$565,000.00

General Warranty Deed

Made this June 23, 2026, by **Susan K. Woodward, a single woman**, whose post office address is: 35W486 Park Avenue, St. Charles, IL 60174, hereinafter called the Grantor, to **Robert Taylor and Teresa Taylor, husband and wife**, whose post office address is: 4310 Manfield Drive, Venice, FL 34293-5252, 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 1, of Woodmere Lakes, Unit 1, according to plat thereof, recorded in Plat Book 37, Pages 28, 28A and 28B, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0448080006**

Subject to taxes for the current year 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.

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 for the current year and subsequent years.

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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:*

Natalie G. Coldiron
Signature of Witness #1

Printed Name of Witness #1: Natalie G. Coldiron

Post Office Address: 1990 Main Street
Sarasota, FL 34236

Susan K. Woodward (seal)
Susan K. Woodward

Nancy Ax
Signature of Witness #2

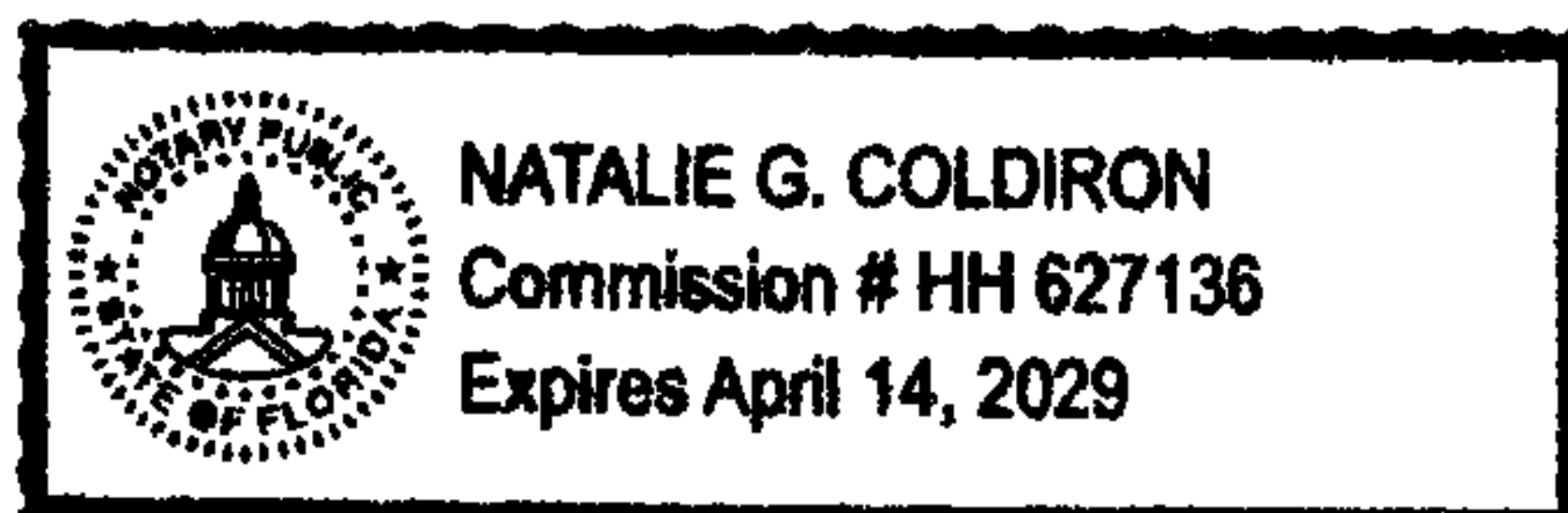
Printed Name of Witness #2: NANCY AX

Post Office Address: 1978 S. Jamison Dr.
Venice, FL 34293

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of June, 2026, by **Susan K. Woodward**, ☐ who is personally known to me, or ☒ who produced FL Drivers License as identification.

(NOTARY STAMP/SEAL)



Natalie G. Coldiron
NOTARY PUBLIC
Natalie G. Coldiron
Printed Name
My Commission Expires: _____