

6/25/2026 10:55 AM

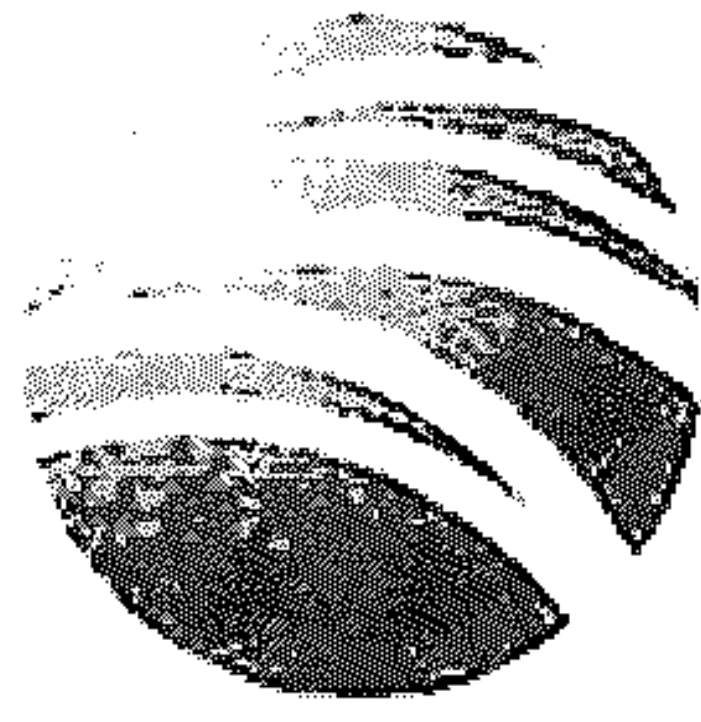
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512253



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$2,940.00

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-04177

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This Warranty Deed

Made this 24th day of June, 2026 by David J. Zimmer III and Linda L. Zimmer, Husband And Wife, hereinafter called the Grantor, to Julia W. Coleman and Geoffrey P. Coleman, Husband And Wife, whose post office address is: 108 Aspen Lane, Seven Fields, PA 16046, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Unit 307, THE VENICE PARK, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1038, Page 106, as amended, and according to the Plat thereof, as recorded in Condominium Book 7, Pages 29, 29A thru 29C, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 0176083035

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

Cassandra Raia
Witness: (Signature)

Printed Name Cassandra Raia

100 W Venice Ave
Address

Venice, FL 34285
City, State, Zip

David J. Zimmer III
5916 Stonebridge Dr
Erie, PA 16506

Linda L. Zimmer
5916 Stonebridge Dr
Erie, PA 16506

Jennifer Lynn Flodin
Witness: (Signature)

Printed Name Jennifer Lynn Flodin

304 W. Venice Ave Ste 302
Address

Venice FL 34285
City, State, Zip

State of FL
County of Sarasota

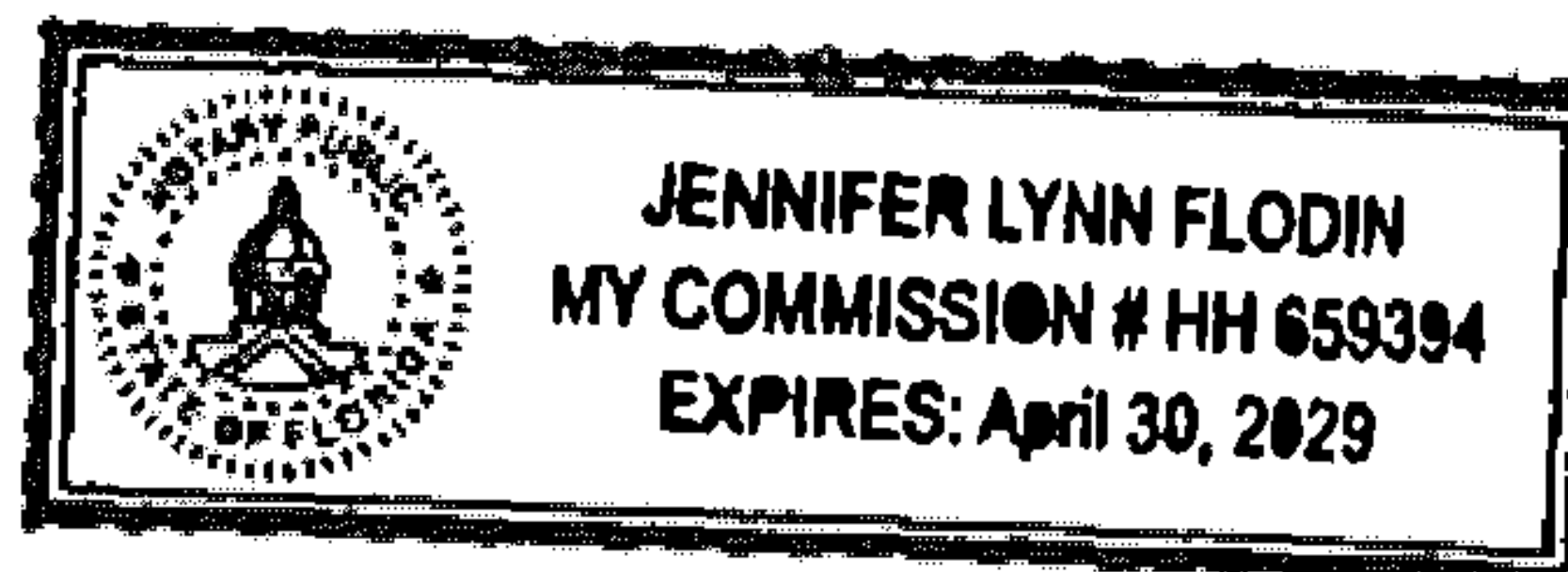
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of June, 2026, by David J. Zimmer III, and Linda L. Zimmer,, who: ☐ is personally known to me or ☒ produced PA License as identification.

Stephanie Flint
NOTARY PUBLIC (signature)

Print Name: Stephanie Flint

My Commission Expires:

Stamp/Seal:



Venice, FL 34285

Revised 5/16/23

Venice Park Homeowners Association, Inc.

101 Park Blvd South

Venice, FL 34285

I/we have received and read the Declaration of Condominium, By-Laws and Articles of Incorporation, and The Venice Park Rules and Regulations and understand that their covenants impose responsibilities and restrictions on each unit owner/occupant at Venice Park. Additionally, I/we have read the FAQ sheet.

I/we agree to abide by them. Yes X No

I/we will pay promptly any sums due to the Association, including compensation for any damage caused by me/us or our guests to the common elements or Association property.

Signature of Applicant _____ Date _____

Signature of Applicant _____ Date _____

Signature of Owner May 19, 2026 _____ Date _____

 _____ Signature of Owner

May 20, 2026 _____ Date _____

 _____

Approved by the Board of Venice Park Homeowners Association, Inc.

Signature of Board Member/s

_____ Date _____

_____ Date _____

Date of the interview _____