

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026088261 2 PG(S)

6/29/2026 11:57 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513403



Doc Stamp-Deed: \$4,060.00

Prepared by and Return to: Patty
Reaves , an employee of First
International Title, LLC 329 S.
Nokomis Avenue, Ste F Venice, FL
34285

File No.: 265940-91

WARRANTY DEED

This indenture made on **June 26, 2026** by **Albert M. Olivo, a single man and Rachelle Smolenski, a married woman, joined by her husband, David Smolenski**, whose address is: 3400 Crystal Court W., #A, Palm Harbor, FL 34685 hereinafter called the "grantor", to **Kevin Andrew Woods, a single man and Melissa Ann Snyder, a single woman, as joint tenants with rights of survivorship**, whose address is: 24253 Gallberry Drive, Venice, FL 34293, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 29, SARASOTA NATIONAL PHASE 4, according to the Plat thereof, recorded in Plat Book 50, Page(s) 28 of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0466050029**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Albert M. Olivo by Rachelle Smolenski as attorney in fact
Albert M. Olivo by Rachelle Smolenski as attorney in fact

Rachelle Smolenski
Rachelle Smolenski

David Smolenski
David Smolenski

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature
Print Name: Jennifer Moore

[Signature]
2nd Witness Signature
Print Name: P. REAVES

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

Florida
State of
Sarasota
County of

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online
notarization on 6-26-26, by **Rachelle Smolenski as attorney in fact for Albert M.**

Olivo, Rachelle Smolenski and David Smolenski, who (☐) is/are personally known to me or who (☐) produced
a valid Photo ID as identification.

[Signature]
Notary Public Signature
Printed Name:
My Commission Expires:

(NOTARY SEAL)

