

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026088654 2 PG(S)**

6/29/2026 4:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

Prepared by:

SIMPLIFILE

Receipt # 3513735

Security Title & Abstract, LLC
9001 Daniels Parkway, Suite 100
Fort Myers, Florida 33912
File Number: 2026-0047

Doc Stamp-Deed: \$3,724.00

General Warranty Deed

Made this **June 29, 2026 A.D.** by **James P. Demartinis and Candy L. Demartinis, husband and wife**, whose address is: 46 Hawthorne Ave., Staten Island, New York 10314, hereinafter called the grantor, to **Scott Ritchie and Gail Ritchie, husband and wife**, whose post office address is: 19656 Fishhawk Trl., Venice, Florida 34293, 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 Five Hundred Thirty Two Thousand dollars & no cents, (\$532,000.00) 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, viz:

Lot 97, Tortuga, according to the Plat thereof, recorded in Plat Book 55, Page(s) 32, of the Public Records of Sarasota County, Florida.

a/k/a 19656 Fishhawk Trl., Venice, Florida 34293

Parcel ID #: 0785160097

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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 accruing subsequent to December 31, 2025.

Prepared by:

Security Title & Abstract, LLC
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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:

(TWO DIFFERENT WITNESSES ARE REQUIRED)

Nancy J. Reinhold James P. Demartinis (Seal)
Witness Printed Name Nancy Reinhold
P.O. Address: 346 Lathrop Ave
Staten Island, NY 10302

Danielle Reinhold Candy L. Demartinis (Seal)
Witness Printed Name Danielle Reinhold
P.O. Address: 346 Lathrop Ave
Staten Island, NY 10302

(RELATIVES CANNOT WITNESS)

State of NY
County of Richmond

I HEREBY CERTIFY that the foregoing instrument was acknowledged and sworn to, before me by means of ☒ physical presence or ☐ online notarization, this 23 day of June, 2026, by James P. Demartinis and Candy L. Demartinis, whom I do personally know or who has produced NYS DL as identification and who did take an oath.

776-409-9601 532-976-032

Nicholas Diamantis
Notary Public, State of New York
01DI0014498
Qualified in Richmond County
Commission Expires October 18, 2027

Seal **Nicholas Diamantis**
Notary Public, State of New York
01DI0014498
Qualified in Richmond County
Commission Expires October 18, 2027

YPL
Notary Public
Print Name: Nicholas Diamantis
My Commission Expires: 10/18/2027