

7/9/2026 3:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517881

Prepared by (and return to):

Erin H. Christy, Esq.



1515 Ringling Boulevard, Suite 320
Sarasota, FL 34236

Consideration: \$420,000.00

Doc Stamps: \$2,940.00

Recording Fee: \$18.50

Doc Stamp-Deed: \$2,940.00

Parcel Identification Number(s): 0438030040

WARRANTY DEED

This Warranty Deed is made effective this 7th day of July, 2026, by David W. Cron and Suzanne Marie Monforton, husband and wife, whose post office address is 133 Wading Bird Circle, Apt. 201, Naples, FL 34110, hereinafter referred to as "Grantor", to Amy Andrew, whose post office address is 1735 South Gondola Court Venice, FL 34293, hereinafter referred to as "Grantee".

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

LOT 34072, VENICE GARDENS, UNIT 34, SECTION 2,
ACCORDING TO THE PLAT THEREOF, RECORDED IN
PLAT BOOK 22, PAGE(S) 38, OF THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: *Amber Davis*
Witness#1 Print: Amber Davis
Witness #1 Address: 50 Central Ave. #110
Sarasota, FL 34236

Witness#2 Sign: *Stephanie A Klabe*
Witness#2 Print: Stephanie A Klabe
Witness #2 Address: 1515 Ringling Blvd Ste 320
Sarasota FL 34236

David W. Cron, by Suzanne Marie Monforton,
his Attorney-in-Fact

David W. Cron, by Suzanne Marie Monforton,
his Attorney-In-Fact

Suzanne Marie Monforton
Suzanne Marie Monforton

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 26th day of June, 2026, by Suzanne Marie Monforton, as Attorney-
In-Fact for David W. Cron and Suzanne Marie Monforton, who ☐ are personally known to me,
or ☒ have produced DL as identification.

(SEAL)



STEPHANIE A. KLABEL
Commission # HH 655782
Expires April 7, 2029

Stephanie A Klabe
Notary Public
Print Name: _____
My Commission Expires: _____