

Prepared by:
Paula Chapman
Integrity Title Services, Inc.
4130 Woodmere Park Blvd
Venice, FL 34293

File Number: 2026-0347

Property address:
1024 Deer Run, Venice, Florida 34293

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026094486 2 PG(S)

7/10/2026 4:30 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518557

Doc Stamp-Deed: \$3,080.00

General Warranty Deed

Made this July 9, 2026 A.D. By **Harold Davis Maddux**, whose post office address is: 1033 Knob Creek Lane, Tega Cay, South Carolina 29708, hereinafter called the Grantor, to; **Douglas William Muir**, unmarried, whose post office address is: 1024 Deer Run, 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 \$440,000.00 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(s) 33132, less the Northeasterly 10 feet thereof, VENICE GARDENS, UNIT 33, according to the plat thereof, as recorded in Book 22, Page(s) 36, 36A through 36F of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0437070015**

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.

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

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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:

Witness 1 signature:

X Deidre Schell

Witness 1 Printed Name and Address:

Deidre Schell
2126 Westend Rd
Chester SC 29704

Witness 2 signature:

X Rebecca Greenwood

Witness 2 Printed Name and Address:

Rebecca Greenwood
1980 Grant Road
Chester, S.C. 29706
State of South Carolina County of Chester

X Harold Davis Maddux

Harold Davis Maddux

Address: 1033 Knob Creek Lane, Tega Cay, South
Carolina 29708

The foregoing instrument was acknowledged before me by means of [X] physical presence OR [] online notarization, this 2nd day of July, 2026, by Harold David Maddux, who is/are personally known to me or who has produced Harold Davis Maddux as identification.

X

Whitney Haynes
Notary Public

Print Name: Whitney Haynes
My Commission Expires: 12/20/28

Seal:

