

Doc Stamp-Deed: \$1,085.00



Prepared by and return to:
Thomas C. Tyler, Jr
Thomas C. Tyler, Jr., P.A.
735 East Venice Avenue Suite 200
Venice, FL 34285
941-488-4422
File Number: PA-26.6886
\$155,000.00

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Warranty Deed

This Warranty Deed made this 10th day of July, 2026 between Rita Stonehouse, a single woman Individually and as Trustee(s) of the Rita Stonehouse Revocable Trust dated June 23, 2009 whose post office address is 1420 E. Venice Avenue, Venice, FL 34292, grantor, and Karen R. Paulus, a single woman whose post office address is 9203 L Pavia Blvd., Venice, FL 34292, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

Unit 9203, L'PAVIA, A CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Records Instrument No. 2001124518, and as per the plat thereof recorded in Condominium Plat Book 35, Page 13, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0412021071
9203 L Pavia Blvd., Venice, FL 34292

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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**.

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

Signed, sealed and delivered in our presence:

Mark Floryjanski
Witness Name: Mark Floryjanski
Witness Address: 331 W Venice Ave
Venice FL 34285

Jeanette Peterson
Witness Name: JEANETTE PETERSON
Witness Address: 735 E. VENICE AVE.,
VENICE FL 34285

Rita Stonehouse
Rita Stonehouse, Individually and as Trustee

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of July, 2026 by Rita Stonehouse, Individually and as Trustee, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Jeanette Peterson
Notary Public
Printed Name: Jeanette Peterson

My Commission Expires: _____

