

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026096778 2 PG(S)**

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM 7/16/2026 12:18 PM
Attn: John L. Wideikis, Esq.
3195 S. Access Road
Englewood, FL 34224

**KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3520499**

Order No.: 2026-50785JLW

Doc Stamp-Deed: \$2,065.00

Property Appraiser's Parcel I.D. (folio) Number:
0452060015

WARRANTY DEED

THIS WARRANTY DEED dated July 15, 2026, by **JOSEPH V. KOCHANASZ and DEBORAH A. KOCHANASZ, a married couple**, whose post office address is 1929 PEBBLE BEACH CT, Venice, Florida 34293 (the "Grantor"), to **GERARD J. ANTHONY and MARGARET M. ANTHONY, a married couple**, whose post office address is 3662 SAUCON AVE., CENTER VALLEY, PA 18034 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Sarasota**, State of Florida, viz:

Lot 7124 and 7125, South Venice, Unit 26, according to the plat thereof as recorded in Plat Book 6, page 73, of the Public. Records of Sarasota County, Florida.

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

TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The property is the homestead of the Grantor(s).

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: 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Jill Richardson
Witness Signature

Jill Richardson
Printed Name of First Witness

3195 S. Access Rd., Englewood
Address of First Witness FL 34224

Cheyenne Wenker
Witness Signature

Cheyenne Wenker
Printed Name of Second Witness

3195 S. Access Rd., Englewood
Address of Second Witness FL 34224

J/Koch
JOSEPH V. KOCHANASZ

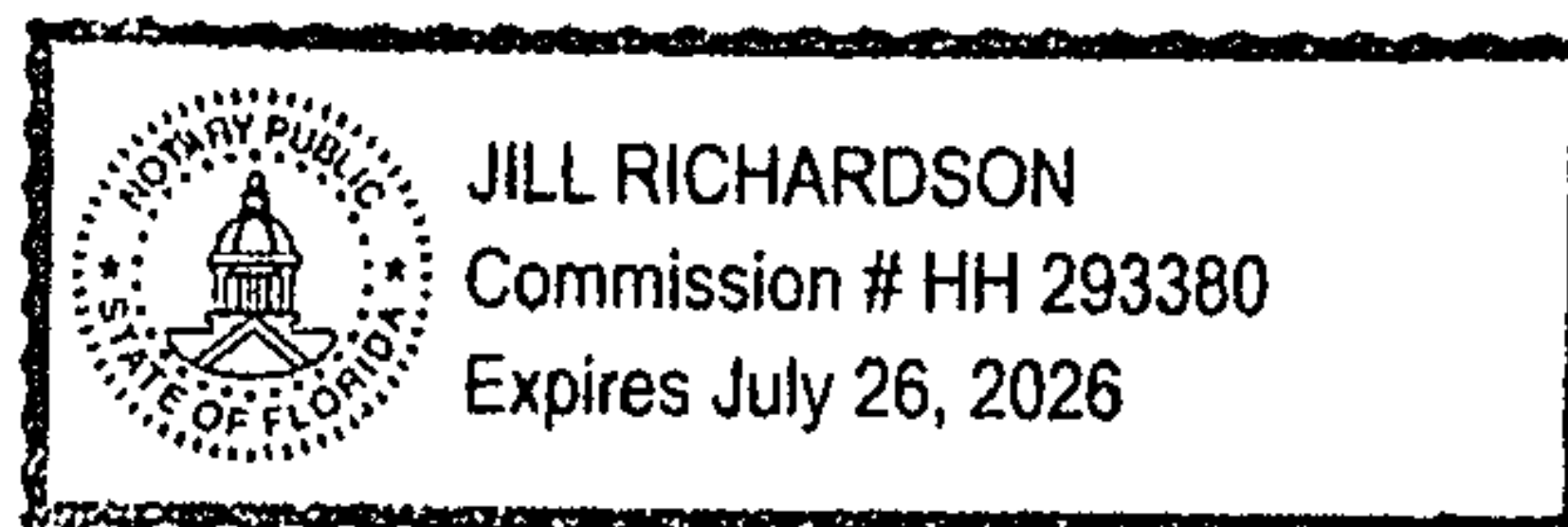
Deborah A. Kochanysz
DEBORAH A. KOCHANASZ

Grantor Address:
1929 PEBBLE BEACH CT
Venice, FL 34293

STATE OF Florida

COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 13 day of July, 2020 by JOSEPH V. KOCHANASZ and DEBORAH A. KOCHANASZ, who is/are personally known to me or who has/have produced Driver License as identification and who did take an oath.



Jill Richardson
Notary Public, State of
My Commission Expires:
(Seal)