

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097405 2 PG(S)**

7/17/2026 12:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521014

Consideration: \$759,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285

Property Appraiser's Parcel ID No.: 0421-09-0006

(FOR INFORMATIONAL PURPOSES ONLY)

Doc Stamp-Deed: \$5,313.00

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 15th day of July, 2026, by and between **DONALD W. RICHARDSON AND CYNTHIA E. RICHARDSON, HUSBAND AND WIFE**, whose address is **3730 Cadbury Circle, #815, Venice, FL 34293** (hereinafter "GRANTOR"), and **RAYMOND DEPELTEAU, AS TRUSTEE OF THE RAYMOND DEPELTEAU REVOCABLE TRUST DATED AUGUST 29, 2024, AND ANY AMENDMENTS THERETO**, whose address is **411 Wellington Court, Venice, FL 34292** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 299, VENICE GOLF & COUNTRY CLUB, UNIT NO. II-B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 38, 38A TO 38J, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

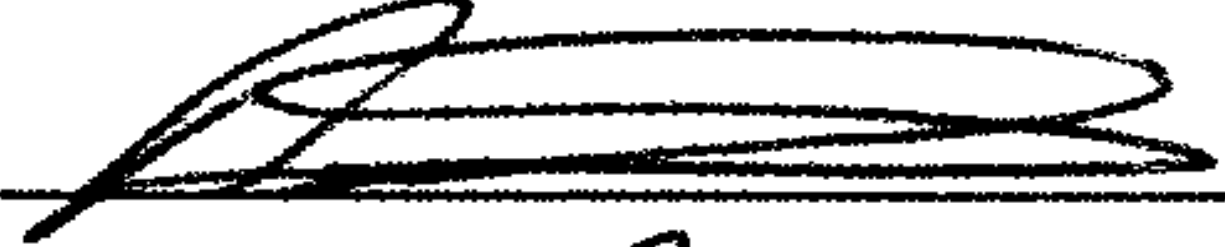
(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

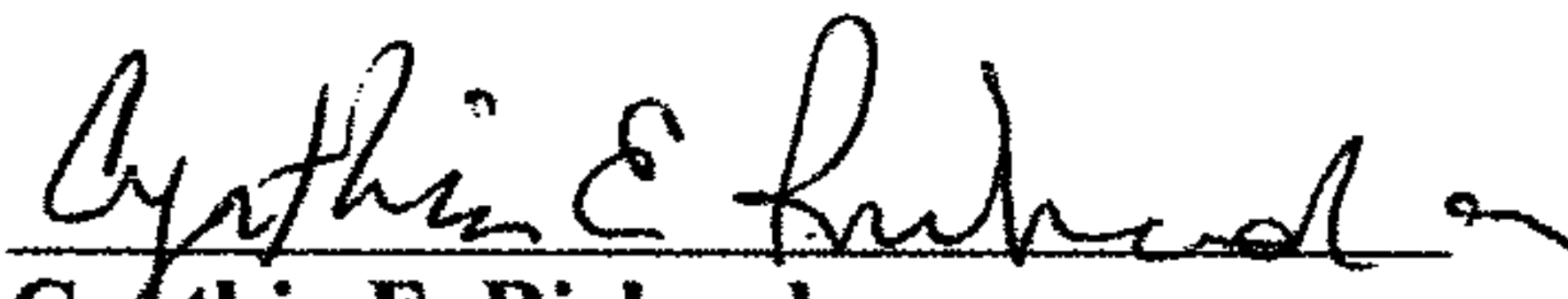
Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) 
Printed Name Andrew Conaboy
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL 34285


Donald W. Richardson

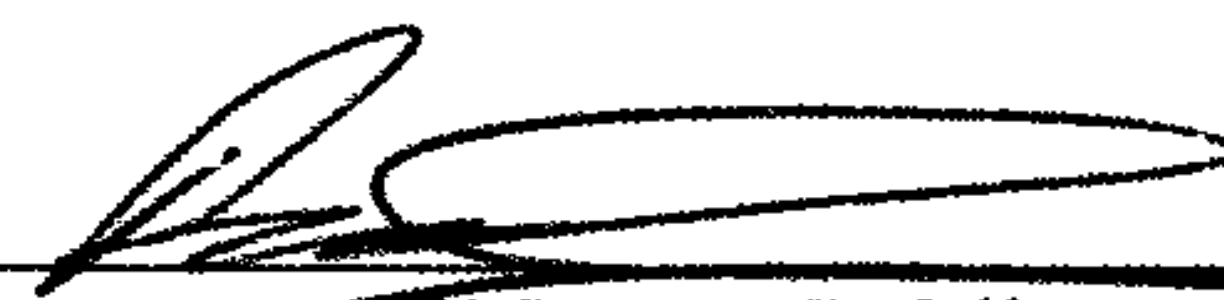

Cynthia E. Richardson

(2) 
Printed Name Keren Ponamarenko
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL 34285

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of July, 2026, by Donald W. Richardson and Cynthia E. Richardson, ☐ who are personally known to me or ☒ who have produced Driver license as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

