

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

File Number: 2026-0388

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026099373 2 PG(S)

7/21/2026 4:08 PM

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

SIMPLIFILE

Receipt # 3522671

Doc Stamp-Deed: \$3,361.40

Property address:
11935 Granite Woods Loop, Venice, Florida 34292

General Warranty Deed

Made this July 20, 2026 A.D. By **Shawn Sulzener, a Married Man and his Wife, Melissa Sulzener**, whose post office address is: 18448 Vista Park Terrace, Venice, Florida 34293, hereinafter called the Grantor, to; **Matthew Wilson and Amy Wilson, Husband and Wife**, whose post office address is: 11935 Granite Woods Loop, Venice, Florida 34292, 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)

Witneseth, that the grantor, for and in consideration of the sum of \$480,200.00 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 1104, STONEYBROOK AT VENICE UNIT 2, according to the map or plat thereof, as recorded in Plat Book 45, Page 14, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0755021104**

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.

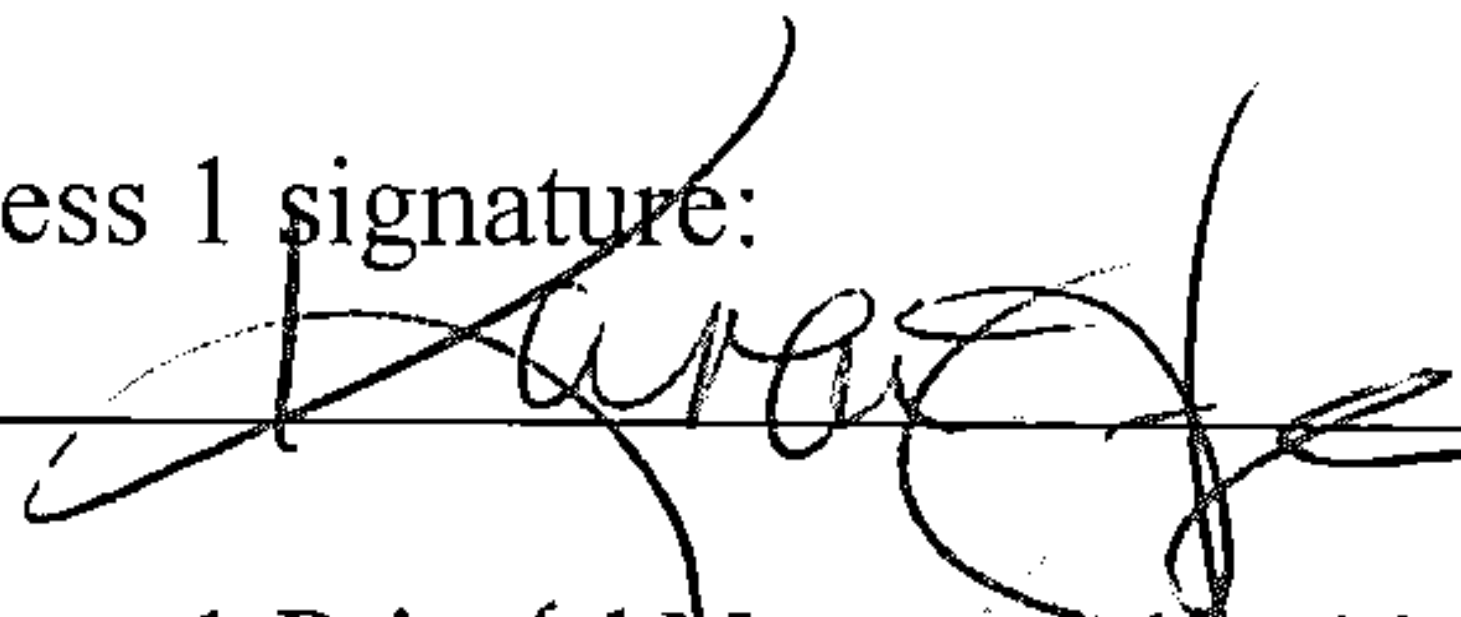
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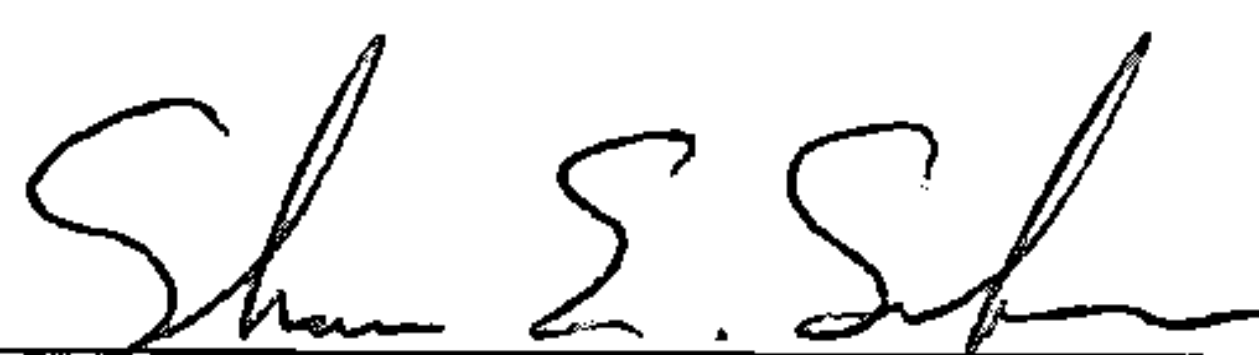
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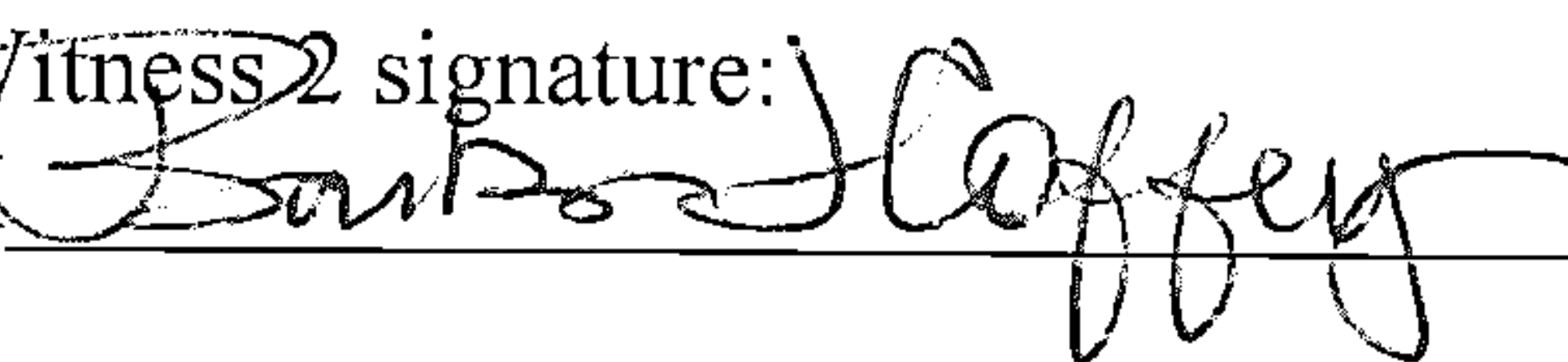
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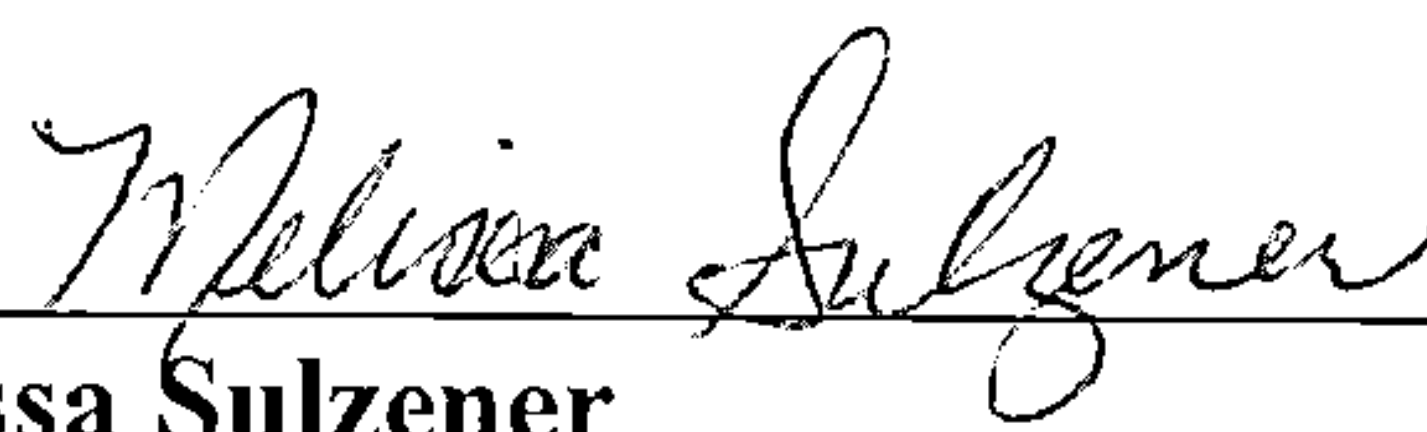
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 signature:
X 
Witness 1 Printed Name and Address:
Karen J Wolfe
4130 Woodmere Park Blvd., Venice, Florida 34293

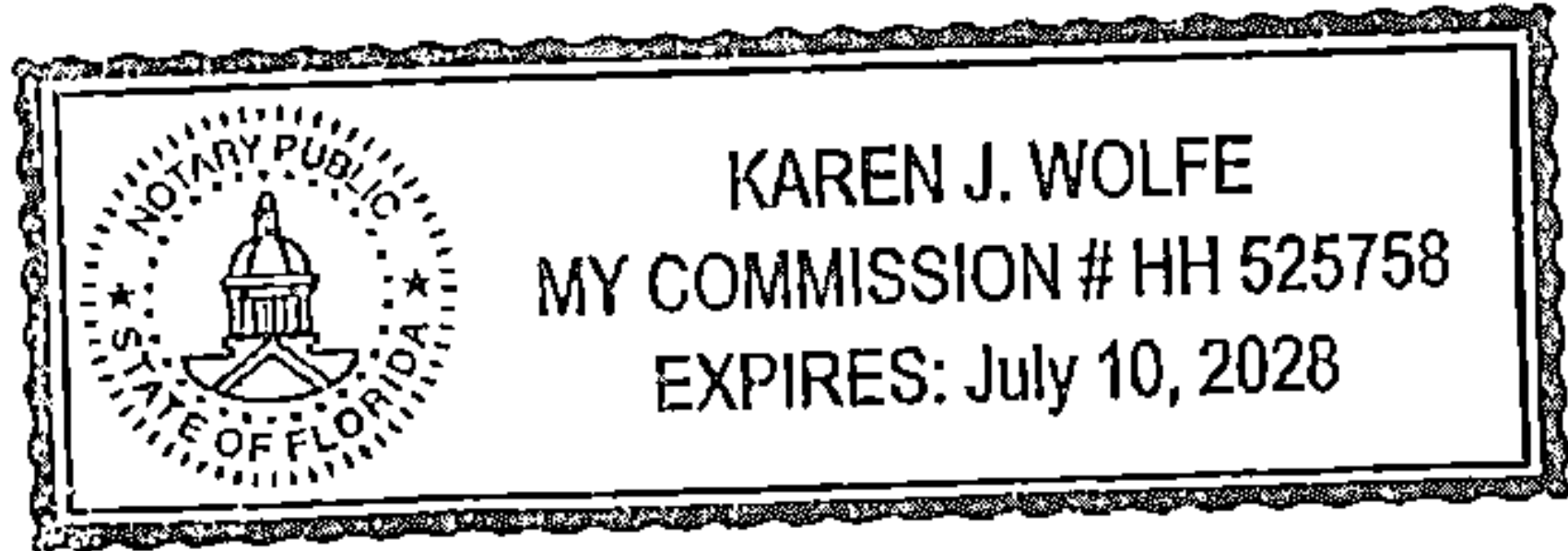
X 
Shawn Sulzener
Address: 18448 Vista Park Terrace, Venice, Florida
34293

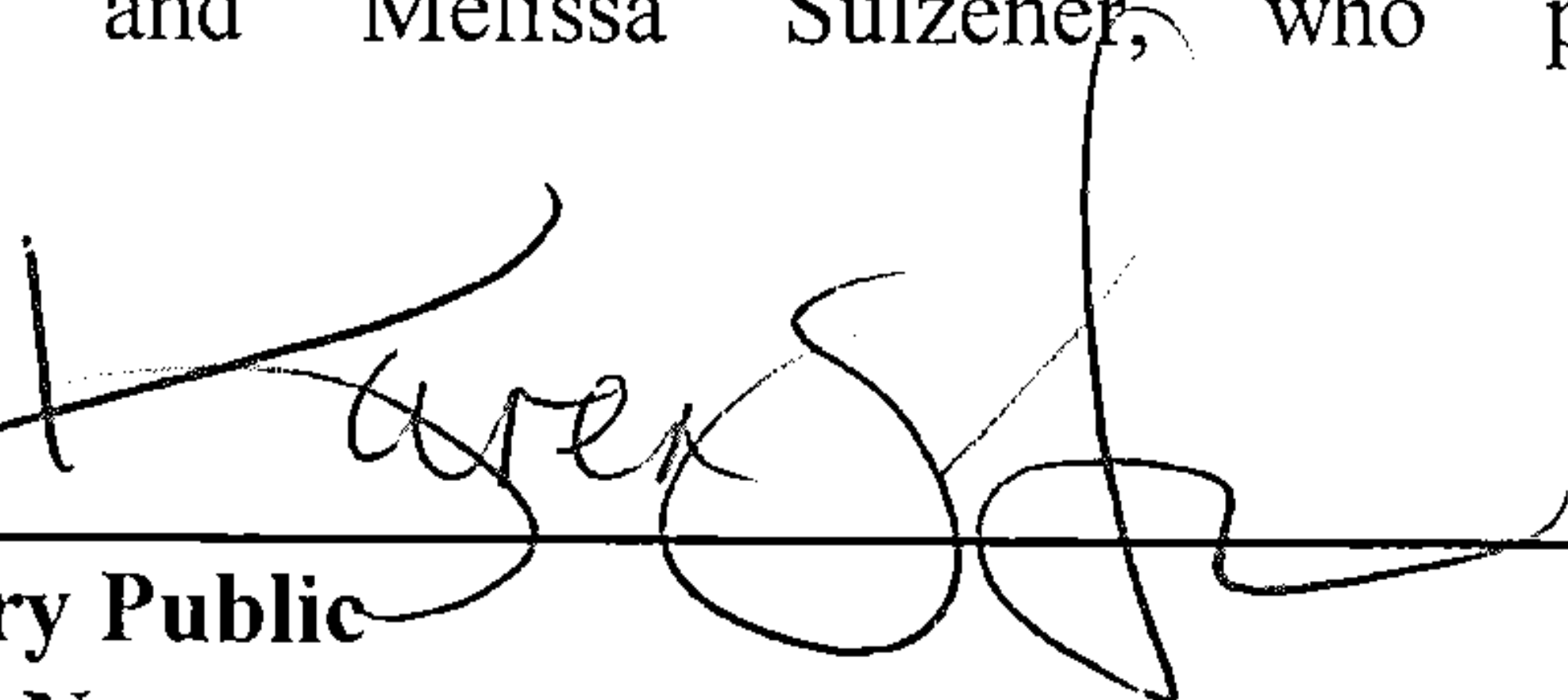
Witness 2 signature:
X 
Witness 2 Printed Name and Address:
Barbara J. Coffey
4130 Woodmere Park Blvd., Venice, Florida 34293

X 
Melissa Sulzener
Address: 18448 Vista Park Terrace, Venice, Florida
34293

State of Florida County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization,
this 14th day of July, 2026, by Shawn Sulzener and Melissa Sulzener, who produced
FL DL License as identification.



X 
Notary Public
Print Name:
My Commission Expires:
Seal: