



Prepared by:
Ann Grano
Alliance Group Title, LLC
1072 E. Venice Avenue
Venice, Florida 34285

File Number: 26-265

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026099411 2 PG(S)
July 21, 2026 04:39:04 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$7,000.00



General Warranty Deed

This Indenture, made this July 20, 2026 A.D. By **Robert Perry, a single man and Karen A. Whiteley, a single woman**, whose post office address is: 6 Amberwood Court, Unit 6, Bourne, Massachusetts 02532, hereinafter called the grantor, to **Lawrence A. Hurst and Kathleen A. Hurst, husband and wife**, whose post office address is: 9 Chongris Circle, Andover, Massachusetts 01810, 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 Ten Dollars, (\$10.00) 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 352, VENICE GOLF AND COUNTRY CLUB, UNIT NO. III-A-1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 12, 12A THROUGH 12D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0422010007**

Subject to reservations, restrictions, and easements of record.

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.

Prepared by:
Ann Grano
Alliance Group Title, LLC
1072 E. Venice Avenue
Venice, Florida 34285

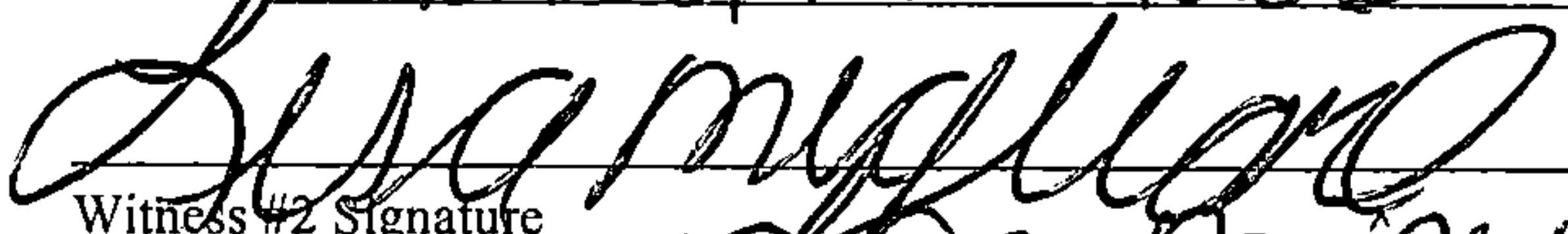
File Number: 26-265

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

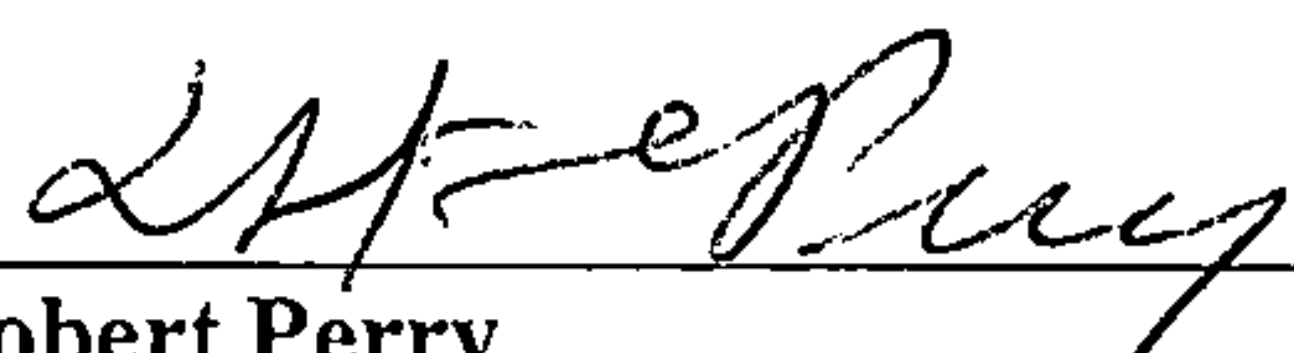
Signed, sealed and delivered in our presence:



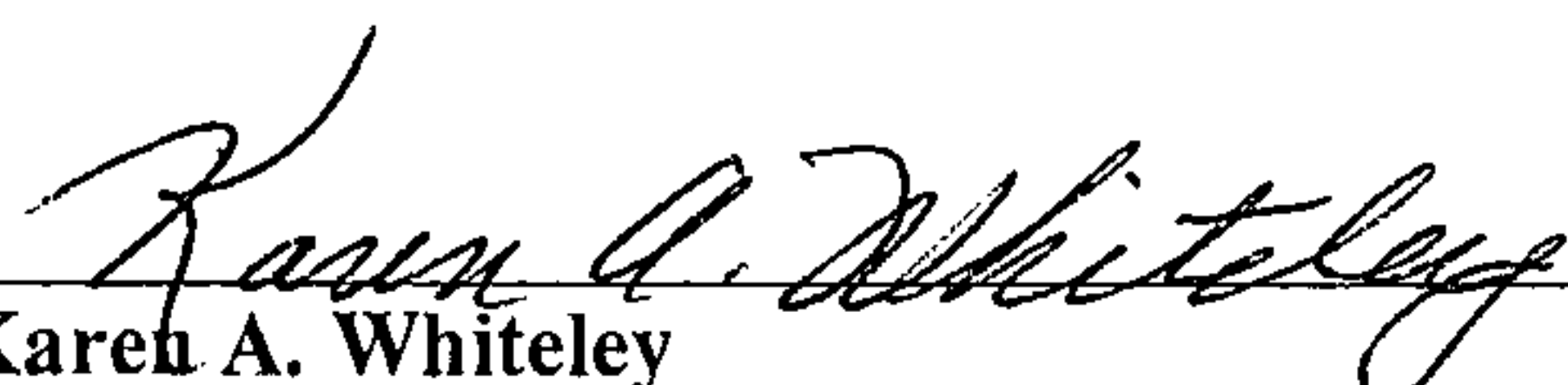
Witness #1 Signature
Witness #1 Printed Name Ann K. Grano
Address: 1072 E. Venice Avenue
Venice, FL 34285



Witness #2 Signature
Witness #2 Printed Name Susan M. Miller
Address: 1072 E. Venice Avenue
Venice, FL 34285



(Seal)
Robert Perry
Address: 6 Amberwood Court, Unit 6, Bourne, Massachusetts
02532



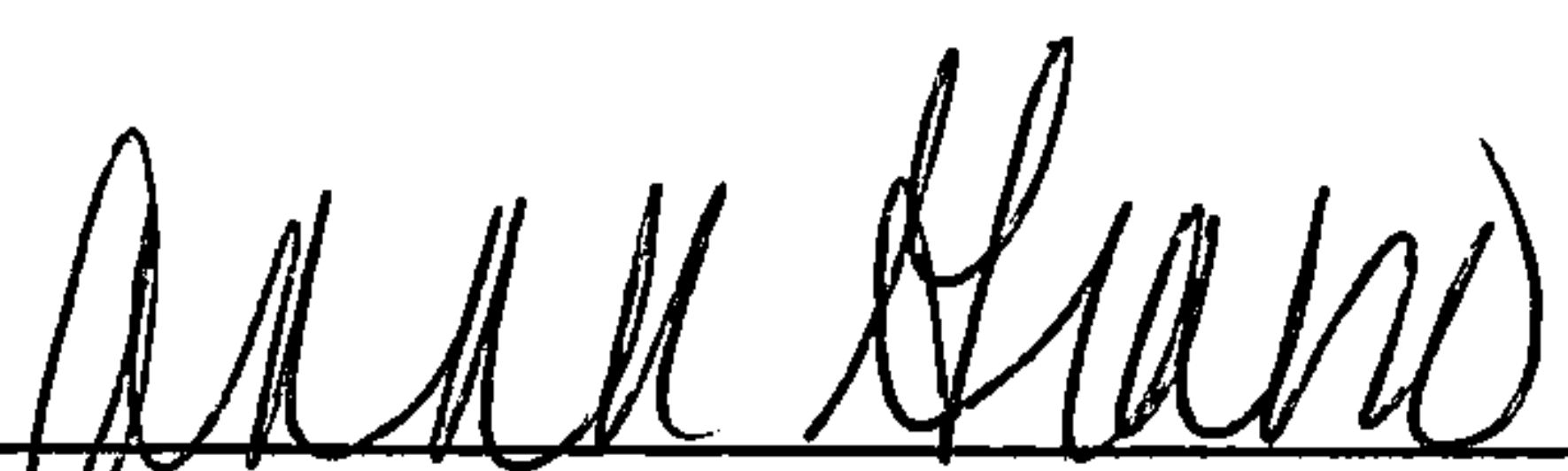
(Seal)
Karen A. Whiteley
Address: 6 Amberwood Court, Unit 6, Bourne, Massachusetts
02532

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 Robert Perry, a single man and Karen A. Whiteley, a single woman, who are personally known to me or who has produced driver's license(s) as identification.



My Commission Expires: _____



Notary Public
Print Name: Ann K. Grano