

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100911 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3524028

Prepared by:

Amy E Oest

Pineapple Title of Tampa Bay, LLC

3907 Henderson Boulevard, Suite 100

Tampa, Florida 33629

Doc Stamp-Deed: \$3,076.50

File Number: PIN26-212

Property Address: 102 Braemar Ave, Venice, Florida 34293

General Warranty Deed

Made this July 23, 2026 A.D. By **Larry J. Motyka and Nina Motyka, husband and wife**, whose address is: 1265 Pond View Circle, De Pere, Wisconsin 54115, hereinafter called the grantor, to **David G. Godbey and Jilda A. Godbey, husband and wife**, whose post office address is: 102 Braemar Ave, Venice, Florida 34293, 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)

Witnesseeth, 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 2, WEXFORD ON THE GREEN PHASE ONE, a subdivision, according to map or plat thereof as recorded in Plat Book 38, Page 6 of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0444130018**

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, 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: [Signature]
Witness Printed Name: LORI RYAN
Witness Address: 19750 S. West Villages
Venice, FL 34293
Witness #2 Signature: [Signature]
Witness Printed Name: Beth McKinnon
Witness Address: 409 Baycrest Dr
Venice FL 34285

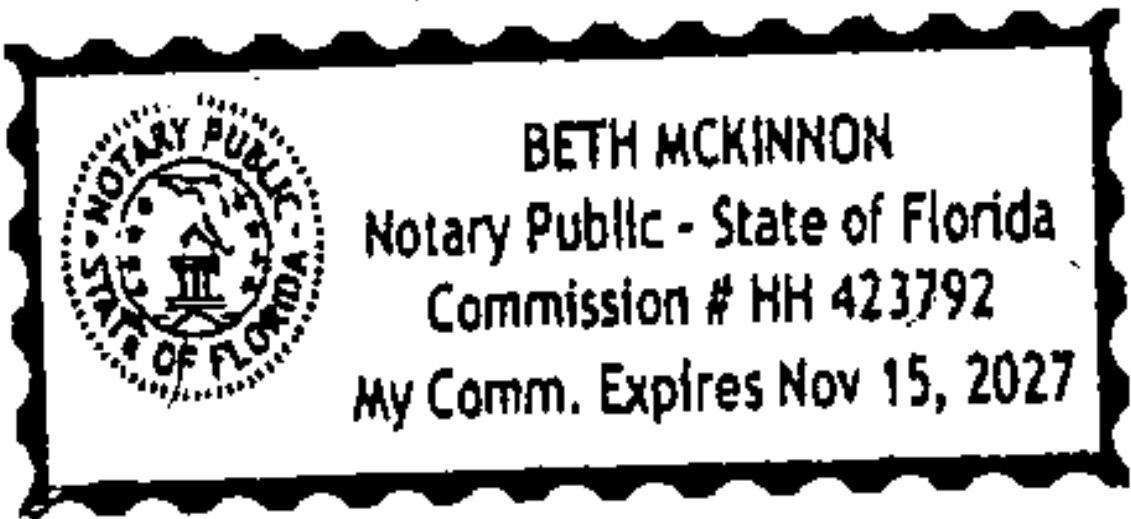
[Signature] (Seal)
Larry J. Motyka
Address: 1265 Pond View Circle, De Pere, Wisconsin
54115

[Signature] (Seal)
Nina Motyka
Address: 1265 Pond View Circle, De Pere, Wisconsin
54115

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence, this 14th day of July, 2026, by Larry J. Motyka and Nina Motyka, who are personally known to me or who has produced
FL Drivers Licenses as identification.

(Seal)



[Signature]
Notary Public Beth McKinnon