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INSTRUMENT # 2026101136 2 PG(S)

7/24/2026 2:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524216

Doc Stamp-Deed: \$1,515.50



Prepared by and Return to:
Patty Reaves, an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

File No.: 268048-91

WARRANTY DEED

This indenture made on **July 24, 2026** by **Robert Nicholson and Bernadette Veronica Nicholson f/k/a Bernadette Kelly Nicholson, husband and wife**, whose address is: 295 Mackay St., Apt. 407, Ottawa, ONTARIO K1M 2B7 hereinafter called the "grantor", to **Darry L. Knapp and Marilyn N. Runnels, as joint tenants with rights of survivorship**, whose address is: 1936 Cove Pointe Dr, Venice, FL 34293, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Condominium Unit 4-A, HERON LAKES CONDOMINIUM, Phase 2, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1667, Page 1820, as amended from time to time, and according to the Plat thereof, recorded in Condominium Plat Book 23, Pages 6, 6A through 6D, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0439141051**

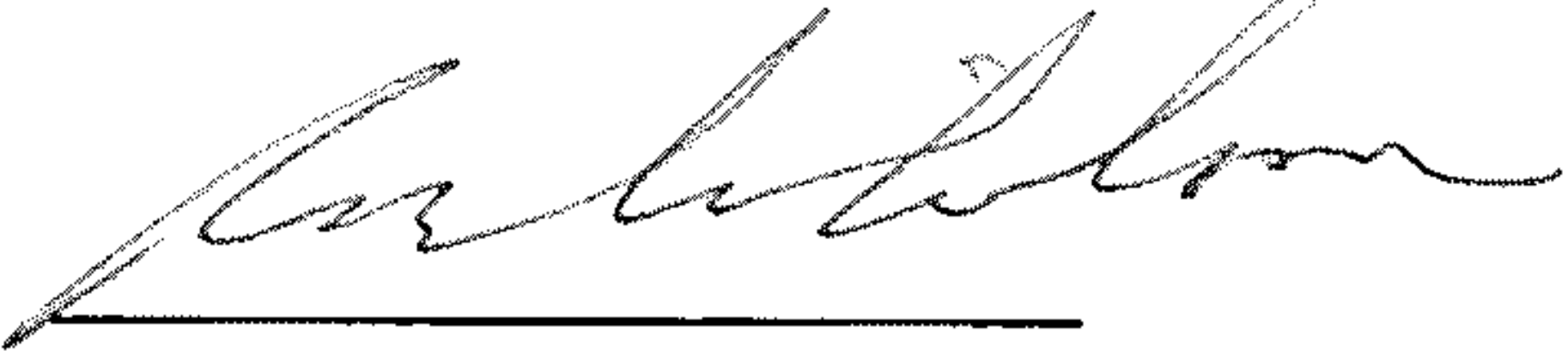
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

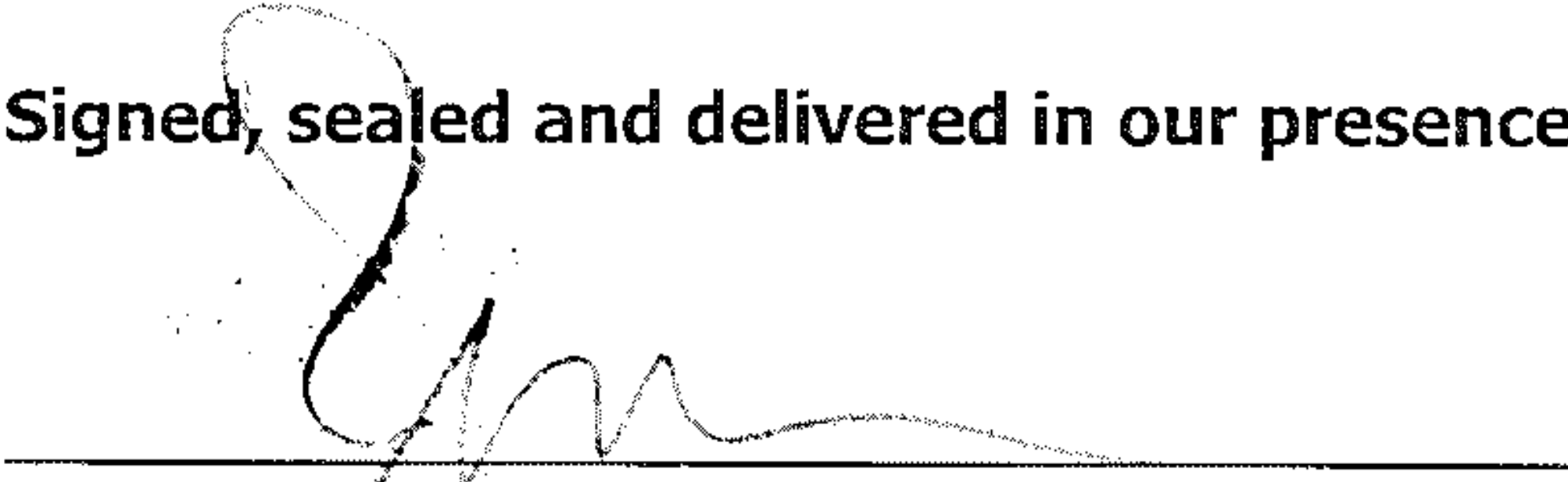


Robert Nicholson

Bernadette Veronica Nicholson by Robert Nicholson
as attorney in fact

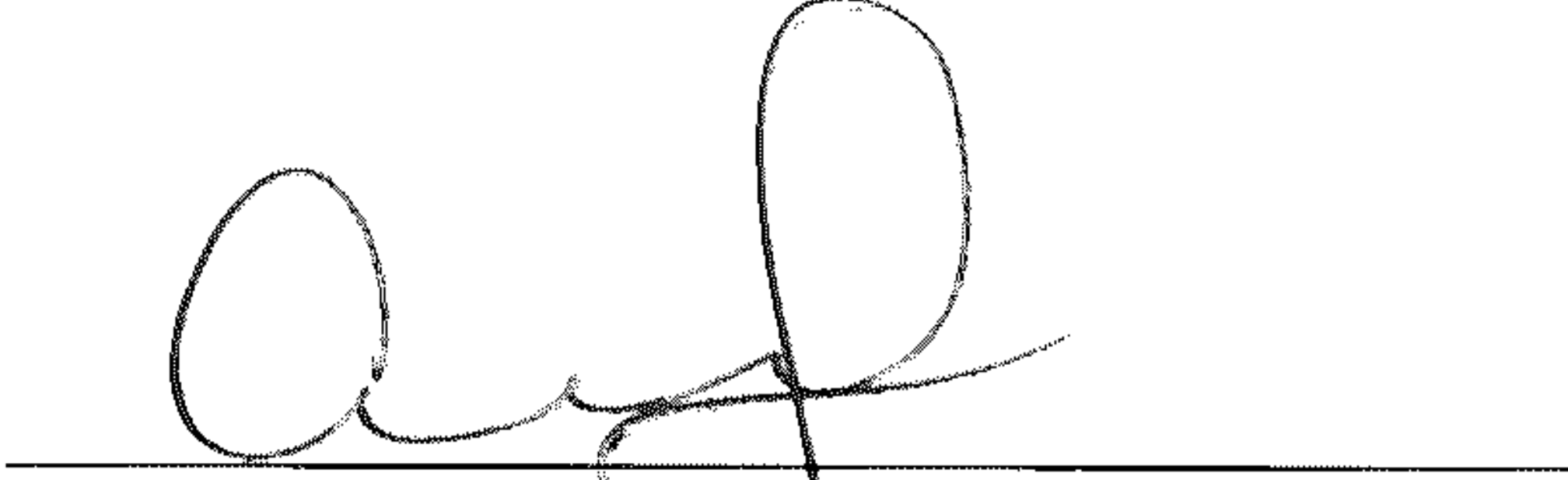
Bernadette Veronica Nicholson f/k/a Bernadette Kelly Nicholson by Robert Nicholson as as attorney in fact

Signed, sealed and delivered in our presence:


1st Witness Signature

Print Name: Jennifer Moore

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285


2nd Witness Signature

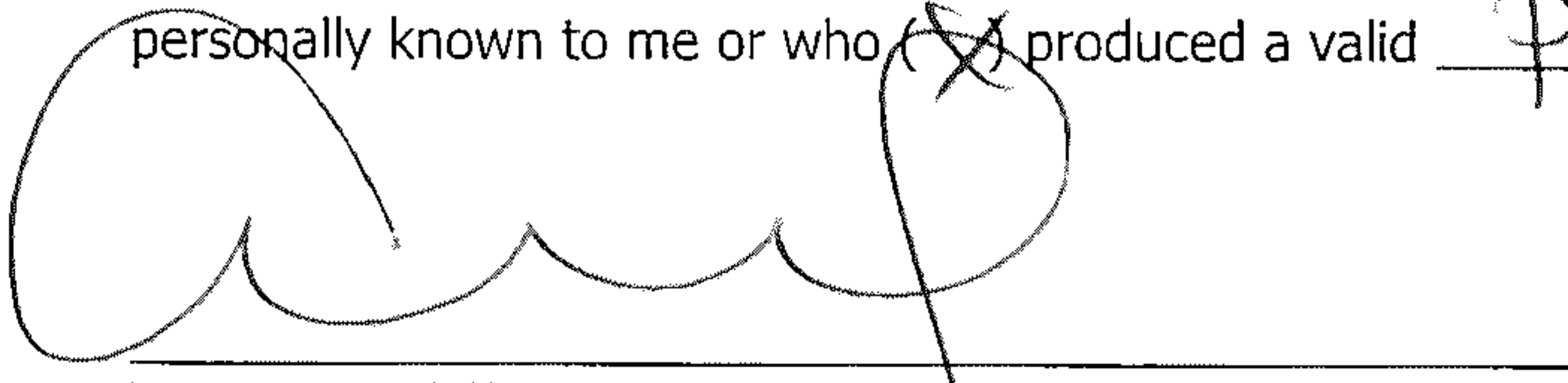
Print Name: Alicia Loupe

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

State of Florida

County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or () online notarization on July 21, 2020, by **Robert Nicholson and Robert Nicholson as as attorney in fact for Bernadette Veronica Nicholson f/k/a Bernadette Kelly Nicholson**, who () is/are personally known to me or who ☒ produced a valid Photo ID as identification.


Notary Public Signature
Printed Name:
My Commission Expires:

(NOTARY SEAL)

