



SUNBELT
TITLE AGENCY

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026109209 2 PG(S)

8/11/2026 1:32 PM

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

SIMPLIFILE

Receipt # 3531138

Prepared by and Return to:

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-05467

Doc Stamp-Deed: \$1,393.00

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This Warranty Deed

Made this 10 day of August, 2026 by Richard Lee Boyd, A Single Man, hereinafter called the Grantor, to David Gandy and Patricia Gandy, Husband And Wife, whose post office address is: 12212 Stuart Drive, Venice, FL 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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Unit 1726, VILLA NOVA, a Condominium, together with an undivided share in the common elements, according to the Declaration of Condominium Recorded in Official Records Book 1306, Page 578, as amended, and according to the plat thereof recorded in Condominium Book 12, Page 35, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0437124011

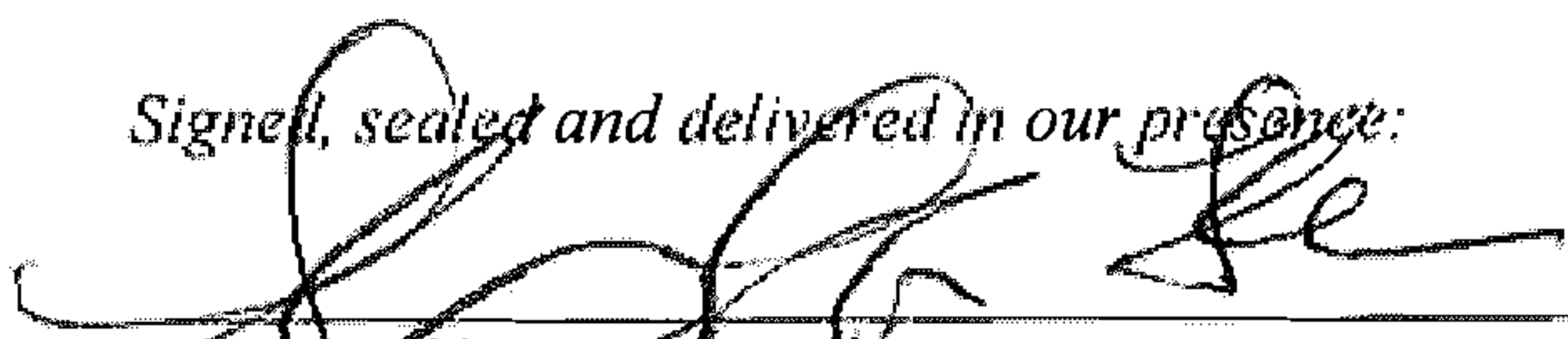
Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

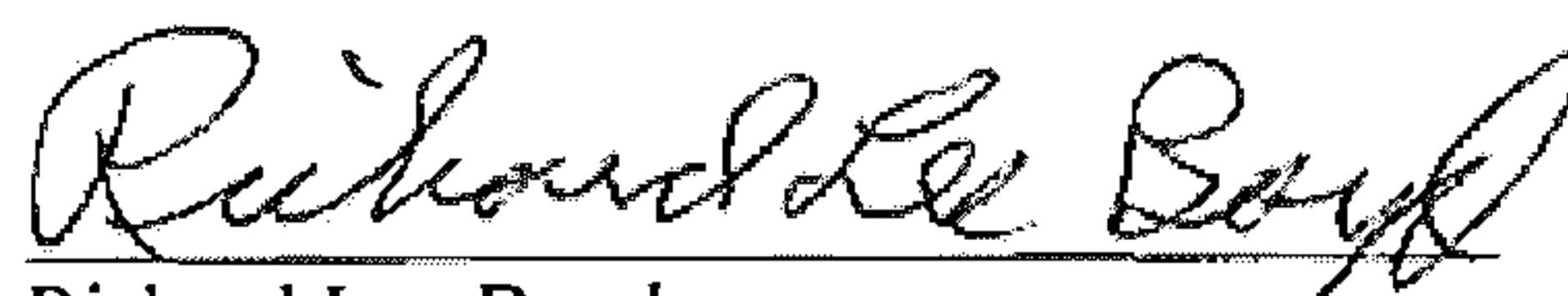
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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 (Signature)



Richard Lee Boyd
565 Silk Oak Dr
Venice, FL 34293

Printed Name Jennifer Lynn Flodin

304 W. Venice Ave #302
Address

Venice FL 34293
City, State, Zip


Witness (Signature)

Printed Name KONA - SYRENE

304 W Venice Ave
Address
#302 Venice FL 34293

City, State, Zip

State of FL
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of August, 2020, by Richard Lee Boyd,, who: ☐ is personally known to me or ☒ produced FL DL as identification.


NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:

