

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026111624 2 PG(S)**

Return to:
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

8/17/2026 11:42 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3533272

This Instrument Prepared
under the supervision of:

Doc Stamp-Deed: \$2,310.00

Elizabeth Martinez
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

Property Appraisers Parcel Identification (Folio) No.:
0449070038

Our File No.: 83-26-0519

WARRANTY DEED

This Warranty Deed made this 14th day of August, 2026 by Tracy Shelton and Marion E. Shelton, a married couple, whose mailing address is 7500 E Arapahoe Road, Suite 345, Centennial, CO 80112, hereinafter called the grantor(s), to Leigh Ann Richman, an unmarried person, whose post office address is 459 E Baffin Dr, Venice, FL 34293, hereinafter called the grantee:

(Wherever used herein the terms "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(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

Lots 16410, 16411 and 16412, SOUTH VENICE UNIT NO. 62, a Subdivision, according to the plat thereof, recorded in Plat Book 7, Page 39, of the Public Records of Sarasota County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Annamarie Martinez
First Witness Signature
Annamarie Martinez
Printed Signature
1500 E. Venice Ave
Venice, FL 34292
Address of First Witness

Tracy Shelton
Tracy Shelton
Marion E. Shelton
Marion E. Shelton

Sharon Davis
Second Witness Signature
Sharon Davis
Printed Signature
1500 E-Venice Ave
Venice, FL 34292
Address of Second Witness

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of August 2026 by Tracy Shelton and Marion E. Shelton, who has produced DL as Identification or is personally known to me to be the persons therein.

Annamarie Martinez
Notary Public, State of Florida

My commission expires:
Seal

