

Prepared by:
Paula Chapman
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

File Number: 2026-0449

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026114515 3 PG(S)

8/21/2026 2:11 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3535771

Doc Stamp-Deed: \$2,100.00

Property address:
210 Santa Maria St Unit 244 Bld G, Venice, Florida 34285

General Warranty Deed

Made this August 20, 2026 A.D. By **Thomas P Teifke and Mary M McCarthy**, hereinafter called the Grantor, to; **Raymond S Wood and Amy Wood**, Husband and Wife, whose post office address is: 10034 Blue Marlin Dr, Ocean City, Maryland 21842, 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 \$300,000.00 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:

Unit 244, Building G, BELLA COSTA 2, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 1019, Page 880, and all exhibits and amendments thereof, and as per plat thereof recorded in Condominium Book 7, Page 3, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0407111055**

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) or any members of the household of Grantor(s) reside thereon

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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:
Paula Chapman
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

File Number: 2026-0449

Property address:
210 Santa Maria St Unit 244 Bld G, Venice, Florida 34285

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:

X Jane Alonso

Witness 1 Printed Name and Address:

2377 Wind Dance Ct.
Castle Rock, CO 80109

X Thomas P. Teifke

Thomas P. Teifke

Address: 2377 Windance Ct, Castle Rock, Colorado
80109

Witness 2 signature:

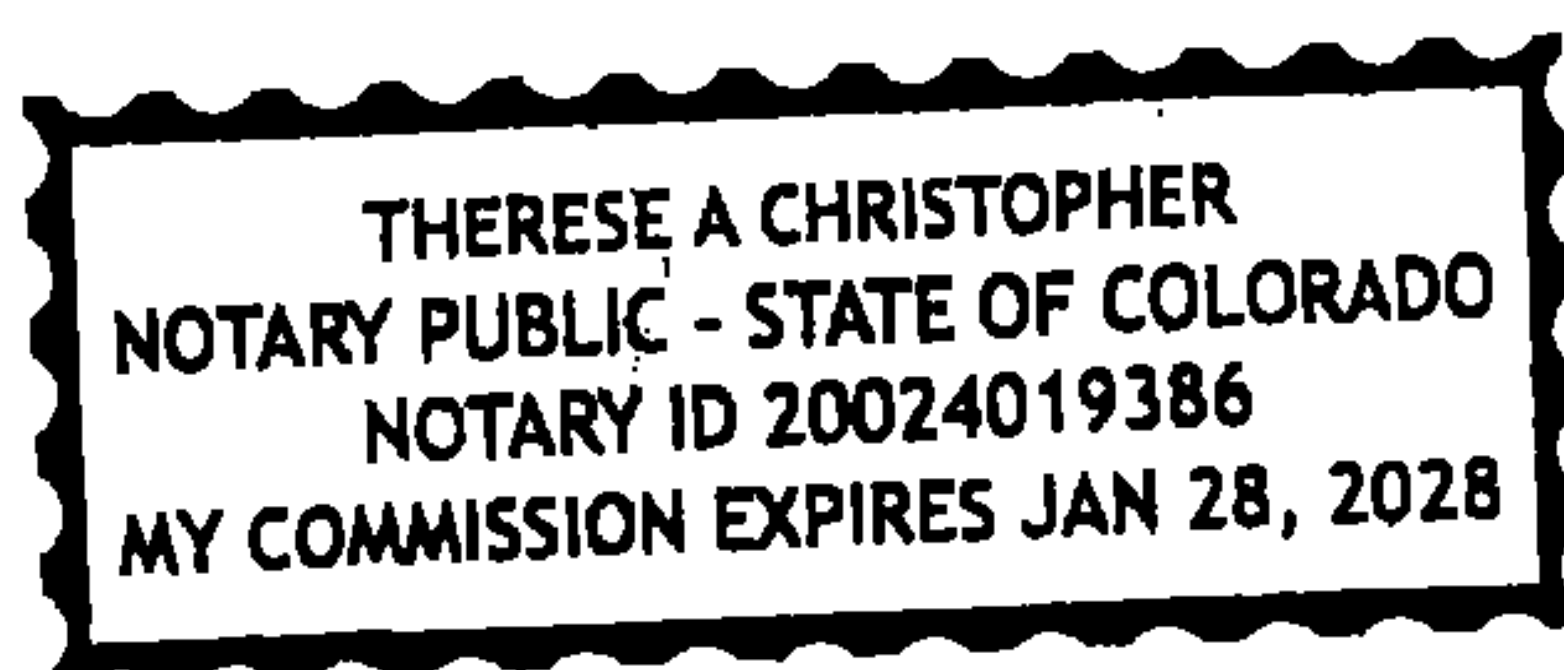
X Adam Stephenson

Witness 2 Printed Name and Address:

ADAM STEPHENSON
10815 TWIN BLUES RD, LAKEWOOD, CO 80118

State of Colorado County of Douglas

The foregoing instrument was acknowledged before me by means of [X] physical presence OR [] online notarization, this 17 day of August, 2026, by Thomas P Teifke, who is/are personally known to me or who has produced Driver's License as identification.



X Therese A Christopher
Notary Public
Print Name: Therese A Christopher
My Commission Expires: 1-28-2028
Seal:

Prepared by:
Paula Chapman
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

File Number: 2026-0449

Property address:
210 Santa Maria St Unit 244 Bld G, Venice, Florida 34285

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:

X

Witness 1 Printed Name and Address:

JASON JONES
214 W. 1st St., Oswego, NY, 13126

Witness 2 signature:

X

Witness 2 Printed Name and Address:

214 W 1st St., Oswego, NY 13126
Nicole H. Pappa

X Mary M McCarthy
Mary M McCarthy
Address: 201 West 2nd Street #206, Oswego, New
York 13126

State of New York County of Oswego

The foregoing instrument was acknowledged before me by means of [X] physical presence OR [] online notarization, this 14th day of August, 2026, by Mary M McCarthy, who is/are personally known to me or who has produced a drivers license as identification.

X Nicole H. Pappa
Notary Public
Print Name: Nicole H. Pappa
My Commission Expires: 07-02-2029
Seal:

