

Prepared by:
Nick Roknich, III
Roknich Law Firm, PA
1800 Second Street, Suite 854
Sarasota, Florida 34236
File Number: 230577

8/21/2026 4:17 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3535921

Consideration: \$438,000.00

Doc Stamp-Deed: \$3,066.00

General Warranty Deed

Made this August 21, 2026 A.D. By **Don Allan Mayer and Tammie Renee Mayer, husband and wife**, whose address is: 961 N Main Street, Bulls Gap, Tennessee 37711, hereinafter called the grantor, to **Richard McLellan, a married man**, whose post office address is: 1321 Fir Ave, Venice, Florida 34285, 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 and 00/100 (\$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 1, Block 14, EAST GATE UNIT #1, according to the plat thereof recorded in Plat Book 9, Page 43, of the Public Records of Sarasota County, Florida.

a/k/a 1321 Fir Ave, Venice, Florida 34285

Parcel ID Number: **0410160001**

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.

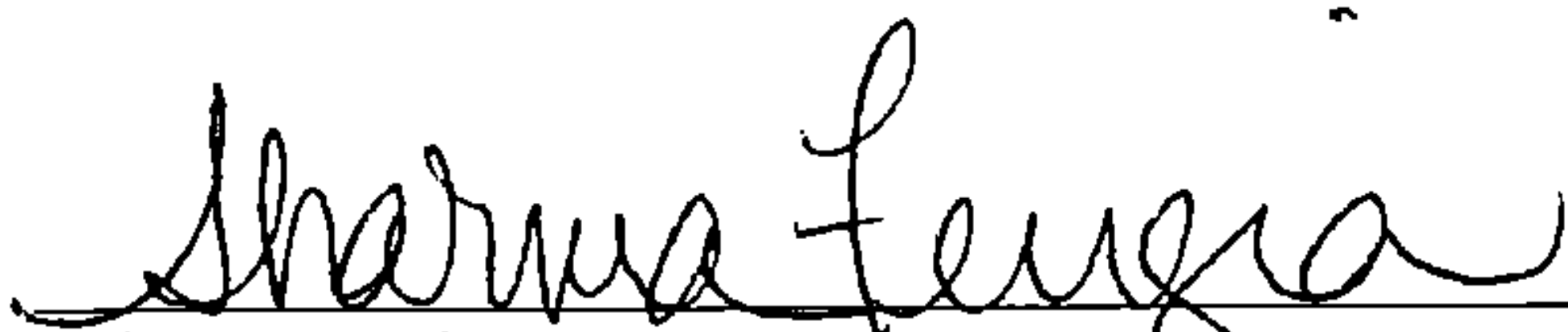
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continuation of Warranty Deed

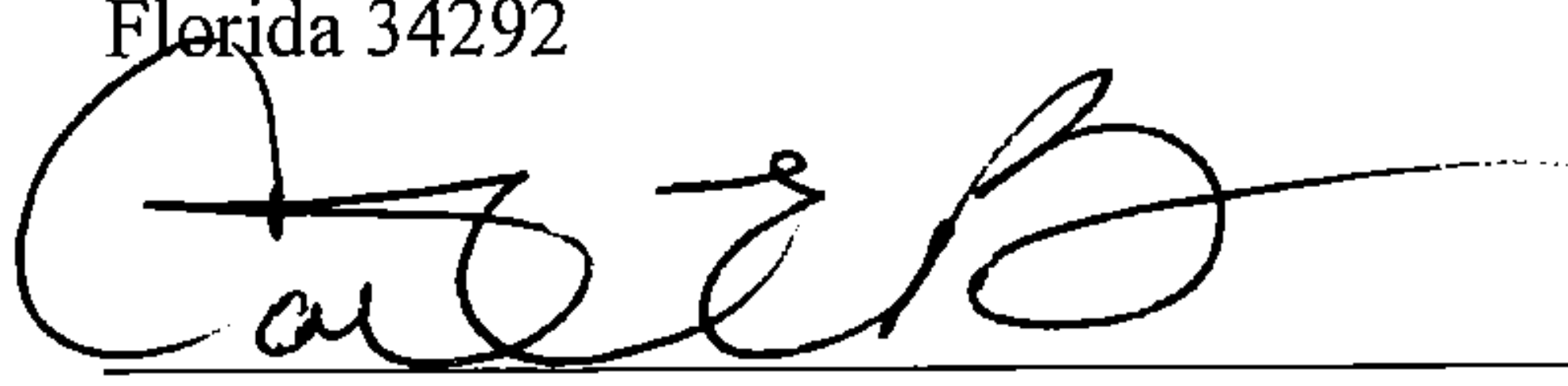
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

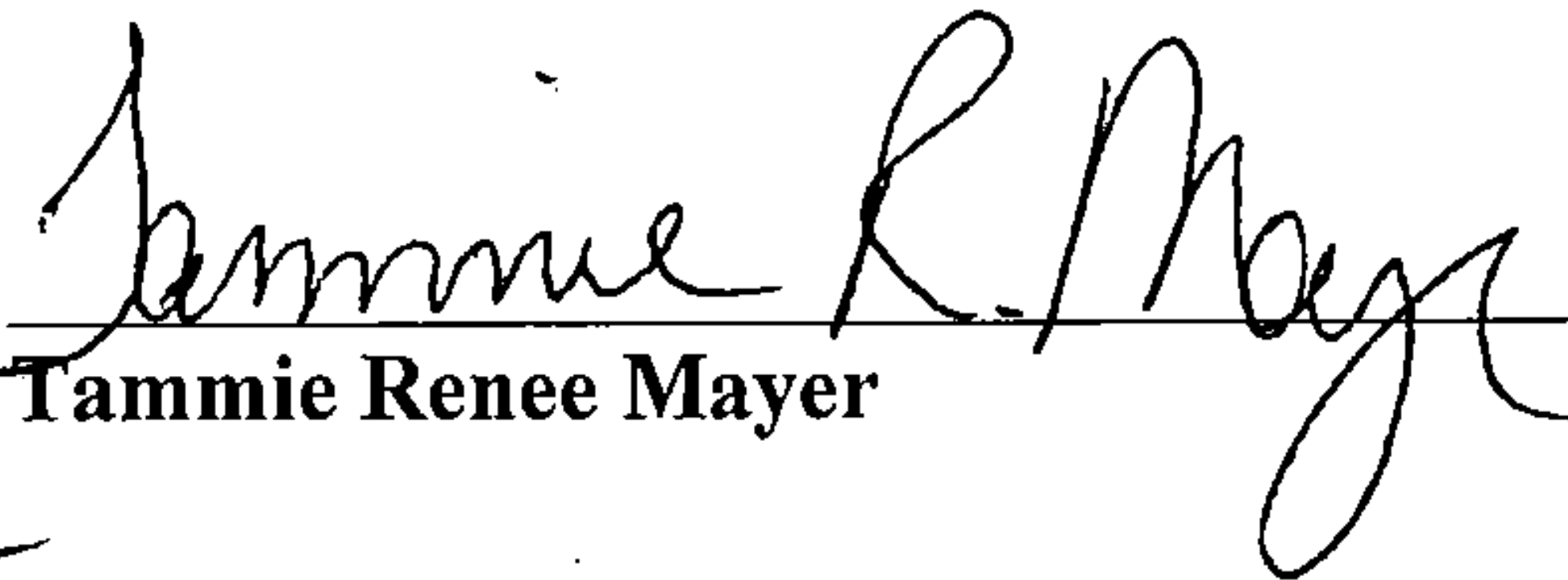

Witness 1 Signature: _____
Witness 1 Printed Name: Sharma Ferrugia

Post Office Address: 405 Commercial Court, Unit D, Venice,
Florida 34292

 _____ (Seal)
Don Allan Mayer

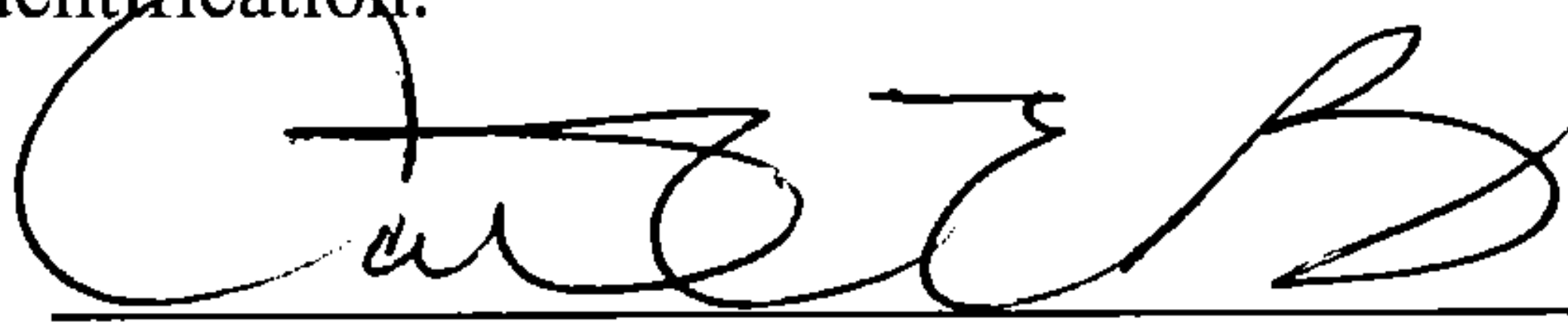

Witness 2 Signature: _____
Witness 2 Printed Name: Catherine E. Bruce

Post Office Address: 405 Commercial Court, Unit D, Venice,
Florida 34292

 _____ (Seal)
Tammie Renee Mayer

State of FLORIDA
County of SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this
19th day of August, 2026, by Don Allan Mayer and Tammie Renee Mayer, who are personally known to me or who
produced D.L. as identification.


Notary Public
Print Name: _____

My Commission Expires: _____

Notary Seal

