

8/25/2026 3:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537124

Doc Stamp-Deed: \$3,626.00

Incident to the issuance of title insurance.

Prepared by and return to:

Stephanie Flint

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750426-05871

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed, dated 8-25-26 by **Theodore Costy and Diane Costy, Husband And Wife**, hereinafter called the Grantor, to **Karen Matson and Matthew Stephen Matson, Wife And Husband**, who has a mailing address of 11644 Spotted Margay Ave, Venice, FL 34292 hereinafter called the Grantee;

(Whenever 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 1415 STONEYBROOK AT VENICE, UNIT 3A, according to the Plat thereof, as recorded in Plat Book 47, Page 38, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0755031580

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Theodore Costy

Theodore Costy
After Closing Address:
13374 Verandi Street
Venice, FL 34293

Jennifer Lynn Flodin
Witness: (Signature)

Jennifer Lynn Flodin
Printed Name

304 W. Venice Ave # 302
Address

Venice FL 34285
City, State, Zip

Fiona S. Greene
Witness: (Signature)

FIONA S. GREENE.
Printed Name

304 W Venice Ave.
Address

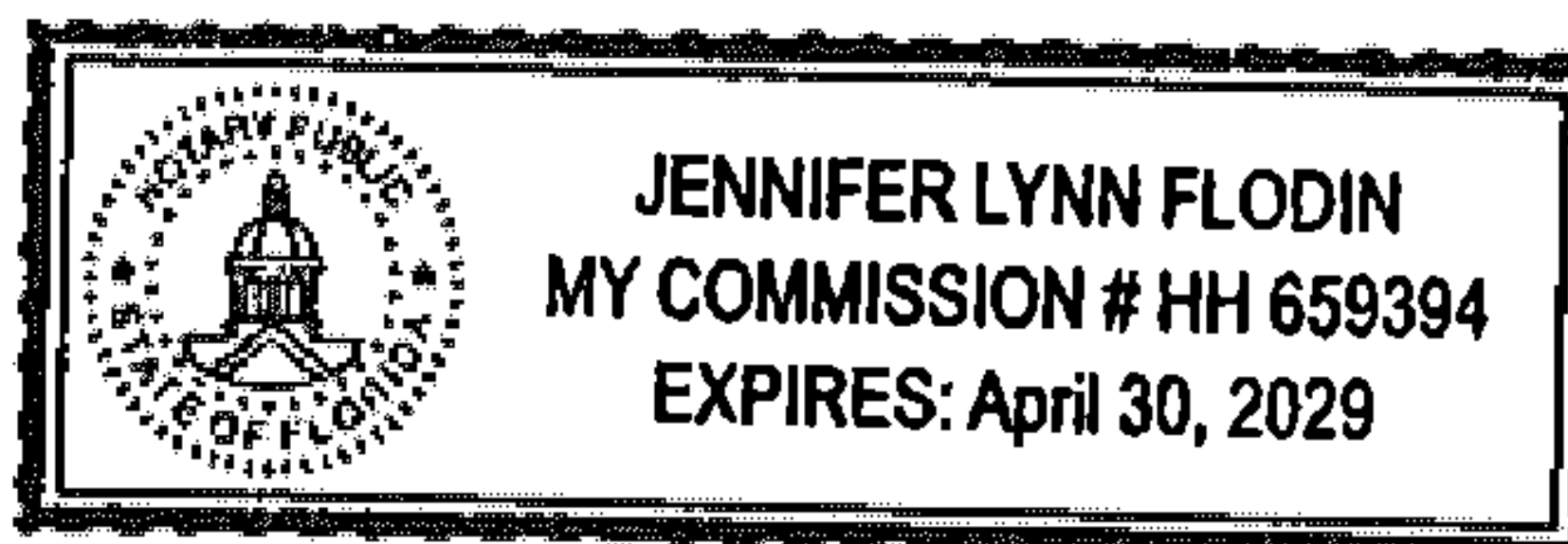
#302, Venice, FL 34285
City, State, Zip

STATE OF: FL
COUNTY OF: Sarasota

The foregoing instrument was acknowledged on 8-25-20 by means of ☒ physical presence or
() online notarization by: Theodore Costy
who is () personally known to me; or (X) produced a FL DL as identification.

Jennifer Lynn Flodin
Notary Public (signature)

Print Name:
My Commission Expires:



IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Diane Costy

Diane Costy
After Closing Address:
13374 Verandi Street
Venice FL 34293

Witness (Signature)

Jennifer Lynn Flodin
Printed Name

301 W Venice Ave # 302
Address

Venice FL 34285
City, State, Zip

Fiona Pyrene
Witness (Signature)

FIONA - S. GREENE
Printed Name

304 W Venice Ave.
Address

Suite #302, Venice FL 34285.
City, State, Zip

STATE OF: FL

COUNTY OF: Sarasota

The foregoing instrument was acknowledged on 8-25-20

() online notarization by: **Diane Costy**

who is () personally known to me; or (X) produced a

by means of ☒ physical presence or

FL DL as identification.

Notary Public (signature)

Print Name:

My Commission Expires:

