

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026116492 3 PG(S)

8/26/2026 1:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537541

Doc Stamp-Deed: \$1,855.00

Prepared by and return to:

Janelle Smith
North Port Title, LLC
13801 Tamiami Trail, Suite A
North Port, Florida 34287
941-423-0360
260398

Page 1 of 3

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26 day of August 2026, between **Richard A. Bolduc, a married man and Karen Perry, a married woman** whose post office address is **3472 Shamrock Drive, Venice, Florida 34293**, grantor, and **Victoria Canales, a single woman** whose post office address is **1060 Nector Drive, Venice, Florida 34293**, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

**LOT 9, BLOCK 9, VENICE GROVE REPLAT ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 7, PAGE 77, OF THE PUBLIC RECORDS OF SARASOTA
COUNTY, FLORIDA.**

Parcel Identification Number: 0450070025

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Janelle Smith

Witness

Janelle Smith

Witness Name Printed

13801 Tamiami Trl, Ste C, North Port, FL 34287

Cynthia M Ehke

Witness

CYNTHIA M EHKE

Witness Name Printed

13801 Tamiami Trl, Ste C, North Port, FL 34287

Richard A Bolduc

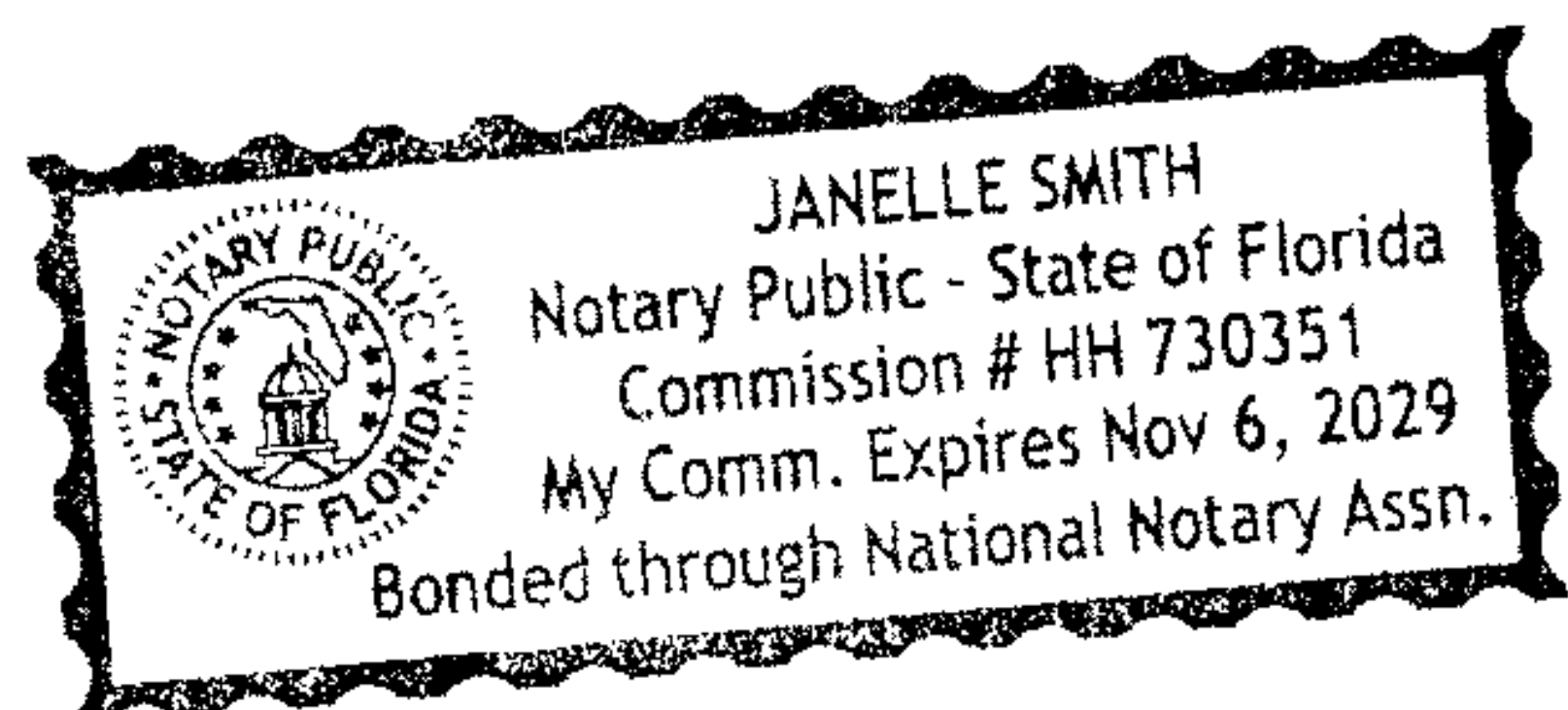
Richard A. Bolduc

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 25 of August, 2026 by Richard A. Bolduc, a married man, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)



Janelle Smith

Notary Public

Printed Name: _____

My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

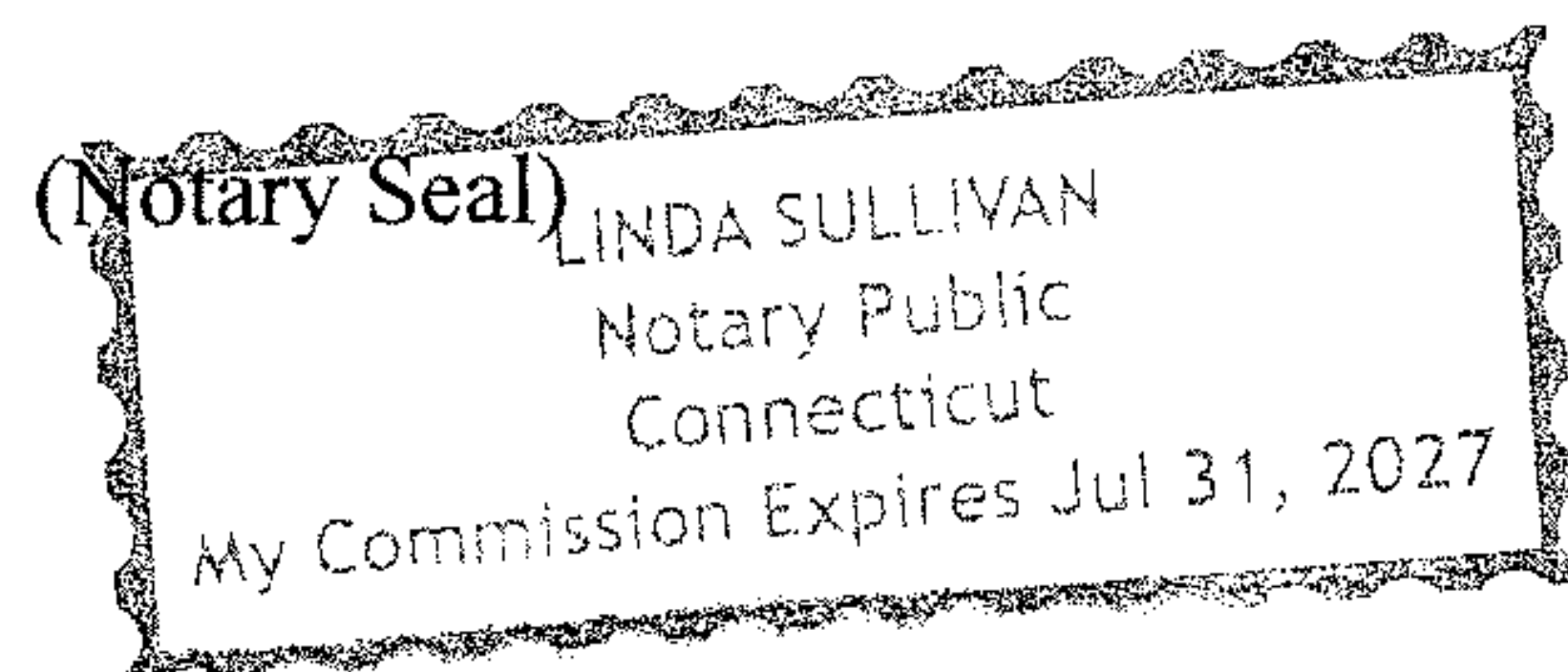
Brenden Bellinger
Witness
Brenden Bellinger
Witness Name Printed
54 Hazard Ave
Enfield, CT 06082
Witness Address

Karen Perry
Karen Perry

Evan Murray
Witness
Evan Murray
Witness Name Printed
54 Hazard Ave
Enfield, CT, 06082
Witness Address

State of Connecticut
County of Hartford

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 21 of August, 2026 by Karen Perry, a married woman, who ☐ is personally known or ☒ has produced a driver's license as identification.



Linda Sullivan
Notary Public
Printed Name: Linda Sullivan
My Commission Expires: July 31 2027