

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

File Number: 2026-0460

Property address:
524 S Neponsit Dr, Venice, Florida 34293

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117363 2 PG(S)

8/27/2026 3:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538269

Doc Stamp-Deed: \$2,380.00

General Warranty Deed

Made this August 27, 2026 A.D. By **Michael J. Bizon, Jr., and Gaile Broom, Individually, as Husband and Wife and as Trustees of The Bizon-Broom Trust dated September 13, 2000**, whose post office address is: 3775 Burton Lane, Denver, North Carolina 28037, hereinafter called the Grantor, to; **Daniel Redalieu and Geraldine Redalieu**, Husband and Wife, whose post office address is: 2356 Orion Lake Dr., Navarre FL 32566, 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 \$340,000.00 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:

**LOT 1543, UNIT 26, VENICE GARDENS SUBDIVISION, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 16, PAGES 30 AND 30A, OF THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA.**

Parcel ID Number: **0435070033**

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.

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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 Leslie Brown

Witness 1 Printed Name and Address:

Leslie Brown
4130 Woodmere Park Blvd Suite 12, Venice FL 34293

Witness 2 signature:

X Paula J Chapman

Witness 2 Printed Name and Address:

Paula J Chapman
4130 Woodmere Park Blvd Suite 12, Venice FL 34293

X Michael J. Bizon, Jr.
**Michael J. Bizon, Jr., Individually and as Trustee
of The Bizon-Broom Trust dated September 13,
2000,**

X Gaile Broom
**Gaile Broom, Individually and as Trustee of The
Bizon-Broom Trust dated September 13, 2000**

State of FLORIDA County of SARASOTA

The foregoing instrument was acknowledged before me by means of [X] physical presence OR [] online notarization, this 5th day of August, 2026, by Michael J. Bizon, Jr., and Gaile Broom, who is/are personally known to me or who has produced NC DL & passport as identification.



PAULA J. CHAPMAN
Commission # HH 304084
Expires August 25, 2026

X Paula J Chapman
Notary Public
Print Name: Paula J Chapman
My Commission Expires: 08/25/2026
Seal: