

8/31/2026 2:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539180



Doc Stamp-Deed: \$1,400.00

Prepared by and Return to:
Alicia Loupe, an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

File No.: 269326-91

WARRANTY DEED

This indenture made on **August 31, 2026** by **Robert Talitsch, a single man**, whose address is: 6801 NW 5th Ct, Plantation, FL 33317 hereinafter called the "grantor", to **James E. Votour and Jill D. Votour, husband and wife**, whose address is: 6714 Buckboard Street, North Port, FL 34291, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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**, to-wit:

Lot 27, Block 200, EDGEWOOD SECTION OF VENICE, according to the Plat thereof, recorded in Plat Book 2, Page(s) 166 of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0408020030**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

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

Robert Talitsch
Robert Talitsch

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

Angelina Ellsworth
2nd Witness Signature

Print Name: Cory Ellsworth

Print Name: Angelina Ellsworth

Address: 6801 NW 5th Ct
Plantation FL 33317

Address: 6801 NW 5th Ct
Plantation FL 33317

State of Florida

County of Broward

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on August 29 2026, by **Robert Talitsch**, who (☐) is/are personally known to me or who (☒) produced a valid license as identification.

[Signature]
Notary Public Signature

Printed Name:

My Commission Expires:

(NOTARY SEAL)



MARITZA WILHELM
Notary Public
State of Florida
Comm# HH465734
Expires 11/20/2027