

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

File Number: 2026-0491

Property address:
105 Woodingham Dr, Venice, Florida 34292

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119080 2 PG(S)

9/1/2026 12:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539714

Doc Stamp-Deed: \$2,275.00

General Warranty Deed

Made this August 28, 2026 A.D. By **Carolyn Reichard**, unmarried, whose post office address is: 3224 Meadow Run Dr, Venice, Florida 34293, hereinafter called the Grantor, to; **James Clayton Wardlaw, VI and Maeve Anna Wardlaw**, Husband and Wife, whose post office address is: 105 Woodingham Dr., Venice FL 34292, 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 \$325,000.00 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 3, THE ESTATES OF CHESTNUT CREEK ESTATES OF UNIT NUMBER I, according to the map or plat thereof, as recorded in Plat Book 30, Page 3, 3-A, 3-B AND 3-C, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0422110019**

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 Paula J Chapman

Witness 1 Printed Name and Address:

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

Witness 2 signature:

X Karen J White

Witness 2 Printed Name and Address:

Karen J White
4130 Woodmere Park Blvd Suite 12 Venice FL 34293

X Carolyn Reichard by Ronald Lee Prough as
Carolyn Reichard by Ronald Lee Prough as
Attorney in Fact

State of FLORIDA County of SARASOTA

The foregoing instrument was acknowledged before me by means of [X] physical presence OR [] online notarization, this 24th day of August, 2026, by Ronald Lee Prough, who is/are personally known to me or who has produced FL.D.L. as identification.



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

X Paula J Chapman
Notary Public

Print Name:

My Commission Expires:

Seal: