

9/9/2026 2:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3542911

Doc Stamp-Deed: \$0.70

**Prepared by and when recorded return to:**

Federico Mojica, Esq.  
Ross & Mojica Law Group  
871 Venetia Bay Blvd., Ste. 300B  
Venice, Florida 34285

**Property Appraiser's Parcel ID No.**  
**0420160027**

Stamp tax: \$0.70

**WARRANTY DEED**

THIS INDENTURE made on September 9, 2026, between THOMAS M. STARK, and VIRGINIA A. STARK, husband and wife, whose post office address is 1482 Maseno Drive, Venice, FL 34292, hereinafter called the Grantors, to THOMAS M. STARK and VIRGINIA A. STARK, whose post office address is 1482 Maseno Drive, Venice, FL 34292, for a life estate, without any liability for waste, with full power and authority in said life tenants to sell, convey, to change the remaindermen, mortgage, lease and otherwise manage and dispose of the property described below in fee simple, with or without consideration, without joinder of the remaindermen, and to retain absolutely any and all proceeds derived therefrom, and the remainder to the Trustee of THE THOMAS M. STARK AND VIRGINIA A. STARK LIVING TRUST, DATED SEPTEMBER 9, 2026, and any amendments thereto, whose current post office address is 1482 Maseno Drive, Venice, FL 34292, as Grantees.

(Wherever 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 Grantors, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to said Grantors in hand paid by the Grantees, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land situated in SARASOTA County, Florida, to wit:

**Lot 40, Block 1, VENETIAN FALLS, PHASE 1, according to the Plat thereof, recorded in Plat Book 44, Pages 23 through 23X, of the Public Records of Sarasota County, Florida.**

Subject to restrictions, reservations and easement of record, zoning, applicable governmental regulations, and subject to taxes for current and subsequent years.

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 GRANTORS hereby fully warrant the title to this land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms Grantor and Grantee shall be construed as singular or plural as the context requires.

**THIS IS THE HOMESTEAD OF THE GRANTORS**

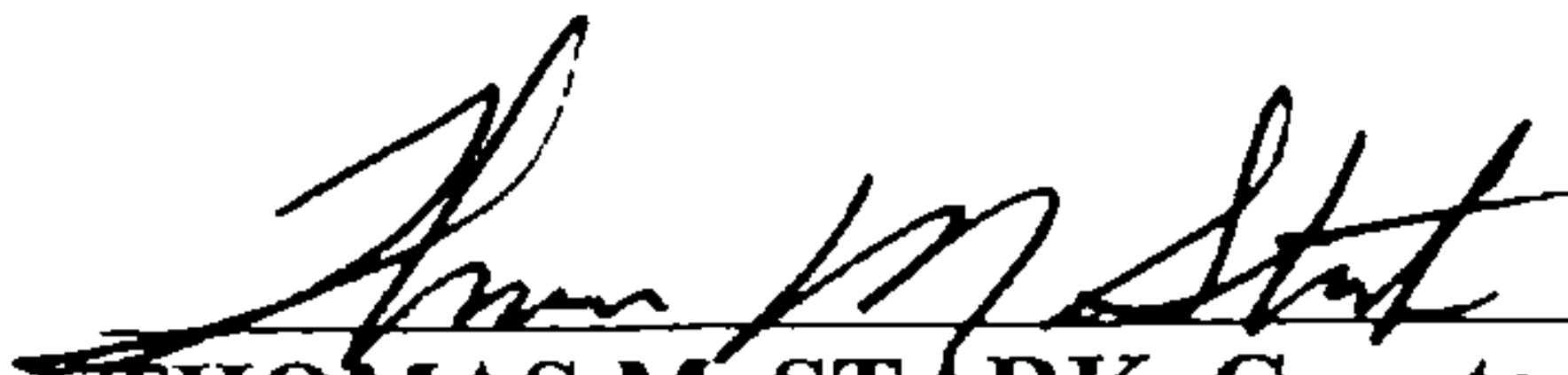
NOTE TO PROPERTY APPRAISER: The Grantors confirm that they have retained not less than a beneficial interest for life and are entitled to a homestead tax exemption.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION GIVEN TO THE PREPARER BY THE GRANTORS HERETO AND THE PREPARER DOES NOT GUARANTEE THE MARKETABILITY OF THE TITLE OR ACCURACY OF DESCRIPTION AS THE PREPARER DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.

Executed on September 9<sup>th</sup>, 2026.

Property Address:

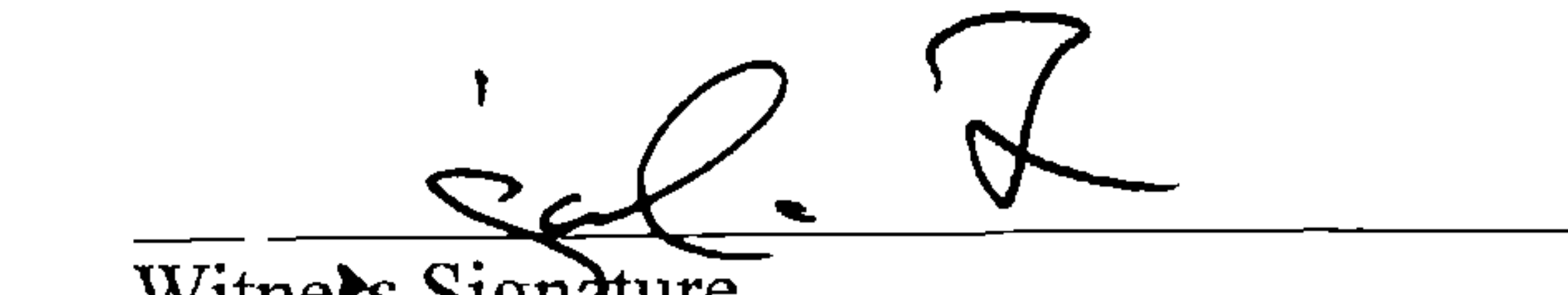
1482 Maseno Drive  
Venice, FL 34292

  
THOMAS M. STARK, Grantor

  
VIRGINIA A. STARK, Grantor

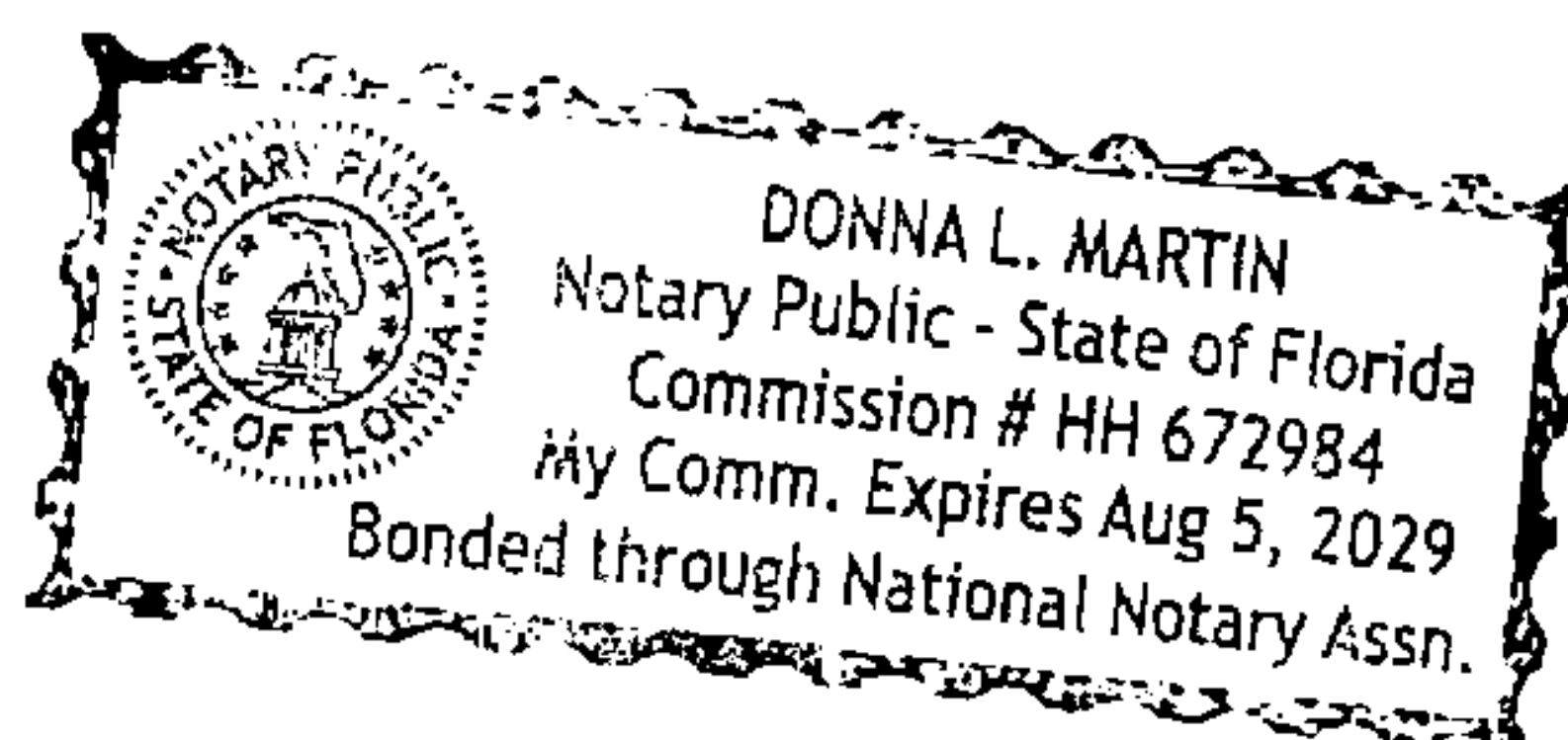
Signed, sealed, and delivered in the presence of:

  
Witness Signature  
Federico Mojica  
Witness Printed Name  
871 Venetia Bay Blvd., Suite 300B • Venice, FL 34285  
Address

  
Witness Signature  
Susan  
Witness Printed Name  
871 Venetia Bay Blvd., Suite 300B • Venice, FL 34285  
Address

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on September 9<sup>th</sup>, 2026, by THOMAS M. STARK, who ☐ is personally known to me or ☒ has produced FL Driver License as identification, and by means of ☒ physical presence or ☐ online notarization, by VIRGINIA A. STARK, who ☐ is personally known to me or ☒ has produced FL Driver License as identification.



  
Notary Public