

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

File Number: 2026-0507

Property address:
433 Hickory Rd, Venice, Florida 34293

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026125783 2 PG(S)

9/15/2026 3:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545417

Doc Stamp-Deed: \$1,575.00

General Warranty Deed

Made this September 14 26, 2026 A.D. By **Ralph D. Chadwell and Deborah L. Chadwell, Husband and Wife**, whose post office address is: 1914 KY 1803, Barbourville, Kentucky 40906, hereinafter called the Grantor, to; **LTG Properties LLC, a Kentucky limited liability company**, whose post office address is: PO Box 1623, London, Kentucky 40743, 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 \$225,000.00 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 808, VENICE GARDENS UNIT 15, according to the map or plat thereof, as recorded in Plat Book 11, Page 18, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0435110032**

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 Sheila Broughton

Witness 1 Printed Name and Address:

Sheila Broughton
Barbourville, Ky

X Ralph D. Chadwell

Ralph D. Chadwell

Address: 1914 KY 1803, Barbourville, Kentucky
40906

Witness 2 signature:

X Melissa Lake

Witness 2 Printed Name and Address:

Melissa Lake
Barbourville, Ky

X Deborah L. Chadwell

Deborah L. Chadwell

Address: 1914 KY 1803, Barbourville, Kentucky
40906

State of Kentucky County of Knox

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization, this 25 day of August, 2026, by Ralph D. Chadwell and Deborah L. Chadwell, who produced Driver's License. as identification.

X Sherry Vaughn

Notary Public

Print Name: Sherry Vaughn

My Commission Expires: 25-27

Seal:

