

9/22/2026 1:28 PM

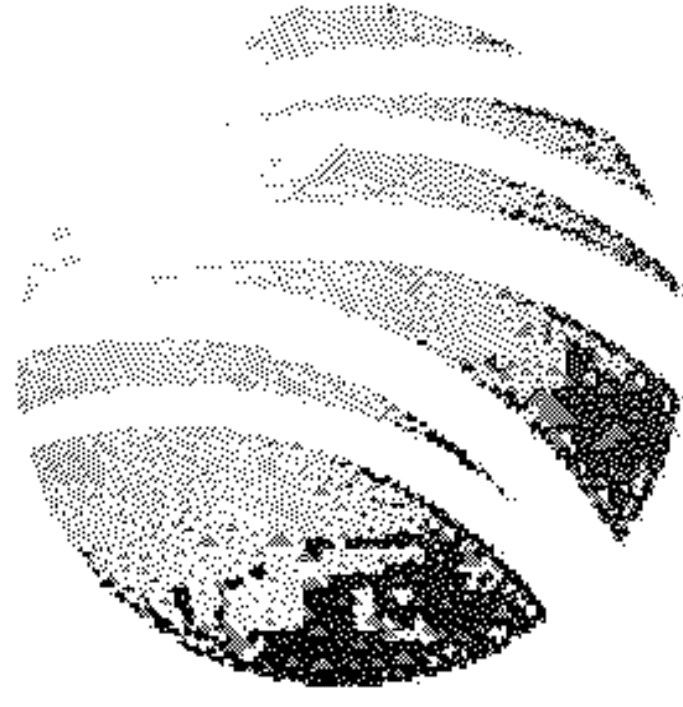
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547714



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$11,200.00

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-06281

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This Warranty Deed

Made this 21 day of September, 2026 by Donna M. Hohider, individually a Single Woman and as Trustee of the Donna M. Hohider Revocable Trust dated November 3, 2020, hereinafter called the Grantor, to Joseph R. Rulison and Karen R. Rulison, Husband And Wife, whose post office address is: 150 Pelham Rd, Rochester, NY 14610, 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 Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Unit 7, VENETIAN SHORES, a Condominium, according to the Declaration of Condominium thereof, recorded in Instrument No. 2007145046, and recorded in Condominium Plat Book 41, Page 6, all of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0176062007

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 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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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: (Signature)

Printed Name

Stephanie Flint

Address

304 W. Venice Ave #302

Venice, FL 34285

City, State, Zip

Witness: (Signature)

Printed Name

Jennifer Lynn Fudin

Address

304 W. Venice Ave #302

Venice, FL 34285

City, State, Zip

State of

County of

FLORIDA

SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of September, 2025, by Donna M. Hohider, individually and as Trustee, who: ☐ is personally known to me or ☒ produced photo ID as identification.

NOTARY PUBLIC (signature)

Print Name

My Commission Expires

Stamp/Seal



Donna M. Hohider

By: Donna M. Hohider, individually and as Trustee

883 Hearthstone Circle

Greensburg, PA 15601

Incident to the issuance of title insurance.

WARRANTYDEED

REV. 9/18/2023

LS