

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026040412 2 PG(S)**

**3/27/2026 5:01 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3472886

Prepared by and return to:

Sara Huddleston  
Emerald Title  
1605 Main Street  
1112  
Sarasota, FL 34236  
(941) 376-9551  
File No 2026-6322

**Doc Stamp-Deed: \$1,925.00**

Purchase Price: \$275,000.00  
Recording Costs: \$18.50  
Florida Documentary Stamp Tax: \$1,925.00  
Parcel Identification No.: 0414051049

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**WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

**THIS INDENTURE** made this **27th day of March, 2026**, between **William Frederick Ginand and Lauren Lee Ginand, husband and wife**, whose post office address is **2341 Snodgrass Lane, The Villages, FL 32163**, Grantors, to **Scott William Sullivan and Nancy Louise Sullivan, husband and wife**, whose post office address is **500 San Lino Circle, 511, Venice, FL 34292**, Grantees:

**WITNESSETH**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

UNIT 511, SAN LINO, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006202203, AS AMENDED FROM TIME TO TIME, AND ACCORDING TO THE PLAT THEREOF AS RECORDED IN CONDOMINIUM BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantees that Grantors are lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantors have good right and lawful authority to convey same; and that Grantees shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:  
Carolyn Groves  
Printed Name: Carolyn Groves  
P.O. Address: \_\_\_\_\_  
SAFE SHIP  
2113 Everglades Ln  
The Villages, FL 32163

William Frederick Ginand  
William Frederick Ginand  
Lauren Lee Ginand  
Lauren Lee Ginand

WITNESSES #2:  
James T. Pond II  
Printed Name: James T. Pond II  
P.O. Address: \_\_\_\_\_

SAFE SHIP  
STATE OF Florida 2113 Everglades Ln  
COUNTY OF Sumter The Villages, FL 32163

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 24 day of March, 2026, by William Frederick Ginand and Lauren Lee Ginand,  who is/are personally known to me or  who has/have produced Drivers license as identification.

Carolyn Groves  
Signature of Notary Public  
Carolyn Groves  
Print, Type/Stamp Name of Notary

