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3/30/2026 2:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473304

Prepared by and Return to:
Kim Price
MSC Title, Inc
684 South Indiana Avenue, Englewood, FL 34223
File No. 2026-166-KXP
Sales Price: Price: \$205,000.00

Doc Stamp-Deed: \$1,435.00

General Warranty Deed

Made this 30th day of March, 2026 By **William V. O'Brien Jr, a married man**, whose address is: 6531 Eastwick Avenue, Philadelphia, PA 19142, hereinafter called the grantor, to **Margaret Zecher, a single woman**, whose post office address is: 775 Candlewyck Drive, Unit 47, Englewood, FL 34223, 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 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:

Unit 47 of TANGERINE WOODS CONDOMINIUMS, SECTION ONE, Phase II, a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1611, Page(s) 1605, and amendment Recorded in Official Records Book 1659, Page 362. of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements. VIN #s S202641A and S202641B.

Parcel ID Number: **0495082047**

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

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 except taxes accruing subsequent to December 31, 2025.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Irene L. Slattery
Witness Signature above:

William V. O'Brien, Jr
William V. O'Brien, Jr
6531 Eastwick Avenue, Philadelphia, PA 19142

Witness print name below:
Irene L. Slattery

Witness Address:
684 S Indiana Ave
Englewood FL 34223

Kimberley J Price
Witness Signature above:

Witness print name below:
Kimberley J Price

Witness Address:
684 S Indiana Ave
Englewood FL 34223

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of March, 2026, by William V. O'Brien, Jr, who is/are personally known to me or who has/have produced DL as identification.

Kimberley J Price
Signature of Notary Public



Kimberley J Price
Comm.: HH 420870
Expires: Jul. 12, 2027
Notary Public - State of Florida

Print, Type/Stamp Name of Notary

TANGERINE WOODS OWNERS ASSOCIATION, INC.
756 Tangerine Woods Blvd, Englewood FL 34223

REQUEST FOR APPROVAL TO SELL PROPERTY WITHIN TANGERINE WOODS

In accordance with Article XIV of the recorded Declaration of Condominium, I hereby request Board of Directors consent to sell my property described as:

Lot# 47 Street Address: 775 Candlewyck Dr.

All of the following information must be submitted for consideration:

1. A copy of the completed purchase agreement together with any other agreements relating thereto.
2. Proof of age of buyer (copy of driver's license).
3. BUYER'S SIGNATURE ON THIS APPLICATION INDICATES BUYER HAS RECEIVED, READ AND HAS AN UNDERSTANDING OF ALL CONDOMINIUM DOCUMENTS PRESENTLY IN EFFECT TOGETHER WITH ALL CURRENT ASSOCIATION RULES AND REGULATIONS.
4. Seller(s) agree to provide buyer(s) with mail box key, 1 gate remote, and 2 white entrance cards. The entrance devices can be purchased in the office. Buyer must bring entrance devices to the office after closing for code verification.
5. Occupant 55 or older YES NO Second occupant 55 or older YES NO
6. Number of persons that will be in continuous occupancy 1
7. Number of cars that will be parked regularly at the unit 1 NOTE: Parking of trailers, campers, boats and other RV type vehicles at the unit is prohibited. Storage may be available in the RV lot.)
8. Real Estate Agent (if applicable) Helena "Lainy" Vanderwey Phone: 941-468-1480
9. Anticipated date of closing: 3/30/2026
10. A \$100 processing fee MUST be attached to this completed document. This application will not be considered without the fee attached. Fee will be refunded if application is not approved. Fee will also be refunded if sale fails to materialize.

UNIT OWNER AS SELLER:

Name: William V O'Brien, Jr. Phone: 267-443-50519
Address: 775 Candlewyck #47 Englewood, FL 34223 City/ST/Zip _____

UNIT SOLD TO:

Name: Margaret Zecher Phone: 585-370-3137
Address: 15 Meadow Dr. Rochester, NY 14618 City/ST/Zip _____

Will buyer reside at above address? If not, please list other residence: yes

Address: _____ City/ST/Zip _____

SIGNED (Unit owner as seller) [Signature]

SIGNED (Buyer(s)) Margaret Zecher
dotloop verified 02/26/26 5:05 PM EST QXSY-L6ZI-LTNP-H5CH

BOARD APPROVAL

Board Member Signature: [Signature]
Title: President Date: 3.3.26

New owners must come to the office once the closing is complete to update the office records with needed information. If you are unable to come to the office please call the Property Manager at 941-474-0167.