

3/31/2026 3:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474023

Prepared by and return to:

David J. Labovitz, Esq.
Labovitz Law Firm, P.A.
P.O. Box 560205
Orlando, Florida 32856

Doc Stamp-Deed: \$8,050.00

WARRANTY DEED

THIS WARRANTY DEED is dated effective as of the 31st day of March, 2026, by and between **KENNETH R. VAN SPANKEREN, JR.** and **JUDY A. BRENNAN**, individually and as Co-Trustees of (i) the Kenneth R. Van Spankeren, Jr. Trust Agreement U/A/D August 29, 2002, and (ii) the Judy A. Brennan Trust Agreement U/A/D August 29, 2002, whose mailing address is 1141 Forest Avenue, River Forest, IL 60305, collectively, as **GRANTOR**, and **R. K. MICHAEL THAMBYNAYAGAM** and **AGNES P. THAMBYNAYAGAM**, husband and wife, whose mailing address is 1014 Goldfinch Avenue, Sugar Land, TX 77478, as **GRANTEE**.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, all that certain land situated in Sarasota County, Florida, viz:

Unit No. 208, The Players Club IV, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 1568, Page 1155, and all exhibits and amendments thereof, and recorded in Condominium Book 20, Page 13, Public Records of Sarasota County, Florida.

TOGETHER with all 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 for real property taxes not yet due and payable and restrictions, easements, agreements and reservations of record, but shall not act to reimpose same.

This property is NOT the homestead of the Grantors.

{signature page follows}

IN WITNESS WHEREOF, Grantors have set their hands and seals the day and year first above written.

GRANTORS:

**Signed and Sealed
in the presence of:**

David J Labovitz

Signed by: David J Labovitz
Date & Time: Mar 30, 2026 18:42:13 EDT

Witness 1 Signature

David J. Labovitz
Printed Name
4840 Anderson Road
Orlando, FL 32812
Address

David J Labovitz
Signed by: David J Labovitz
Date & Time: Mar 30, 2026 18:40:15 EDT

Witness 2 Signature

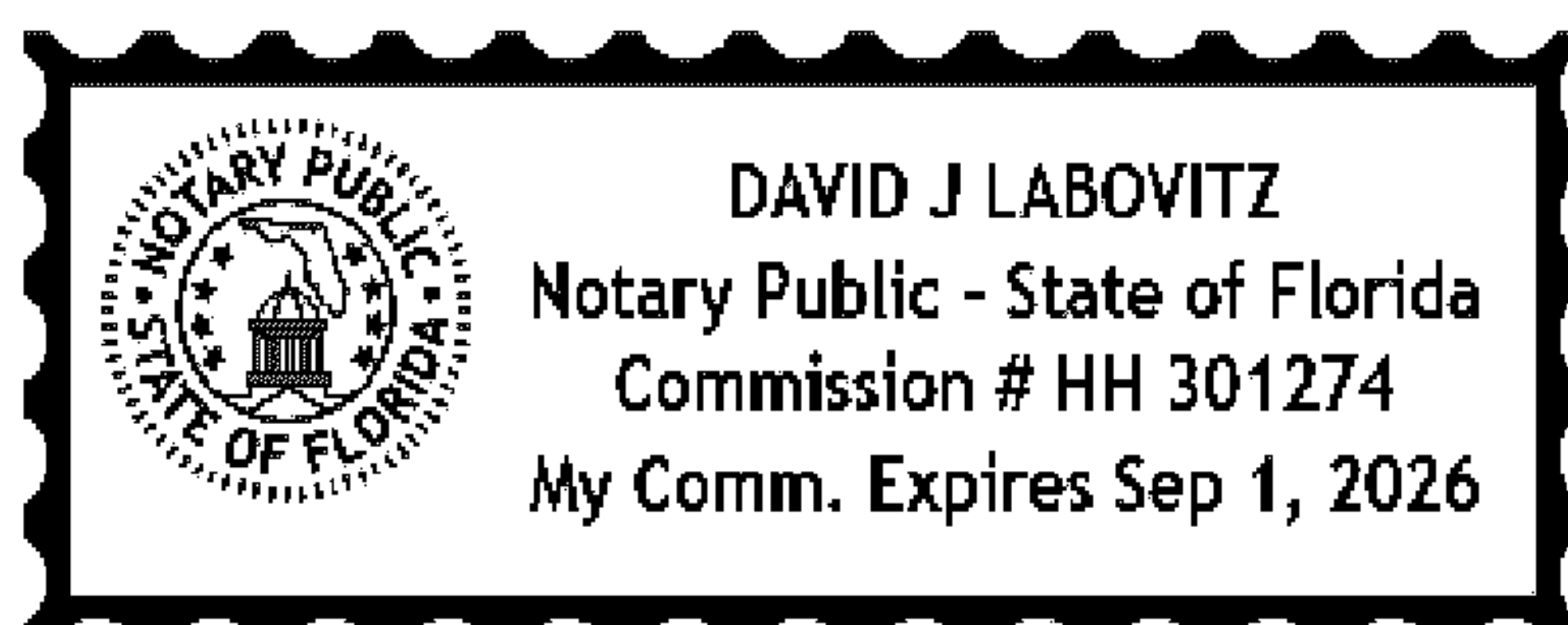
Denise M. Labovitz
Printed Name
4840 Anderson Road
Orlando, FL 32812
Address

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of March, 2026, by **KENNETH R. VAN SPANKEREN, JR.** and **JUDY A. BRENNAN**, who are personally known to me or who have produced Illinois driver licenses as identification.

(SEAL)



This remote online notarization involved the use of audio/visual communication technology

Kenneth R Van Spankeren, Jr.

Signed by: Kenneth R Van Spankeren, Jr.
Date & Time: Mar 30, 2026 17:38:09 CDT

**Kenneth R. Van Spankeren, Jr.,
Individually and as Co-Trustee of
the Kenneth R. Van Spankeren, Jr.
Trust Agreement U/A/D August 29,
2002 and as Co-Trustee of the Judy
A. Brennan Trust Agreement U/A/D
August 29, 2002**

Judy A Brennan

Signed by: Judy A Brennan
Date & Time: Mar 30, 2026 17:38:46 CDT

**Judy A. Brennan, Individually and
as Co-Trustee of the Kenneth R.
Van Spankeren, Jr. Trust
Agreement U/A/D August 29, 2002
and as Co-Trustee of the Judy A.
Brennan Trust Agreement U/A/D
August 29, 2002**

David J Labovitz

Notary Public, State of Florida
Print Name: David J. Labovitz
My Commission Expires: