

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026042643 2 PG(S)**

4/1/2026 2:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474722

Prepared by and After
Recording Return to:
Modern Edge Title, LLC
Attn: Nicole Brickhouse
2477 Stickney Point Rd. #118A
Sarasota, FL 34231

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Doc Stamp-Deed: \$1,262.10

File No.: 2026-03-208

Parcel ID Number: 0039-02-1041

WARRANTY DEED

Made March 31, 2026, by **KELLY A. WELSH, THE UNREMARIED WIDOW OF HERBERT C. WELSH**, whose address is 4923 Greencroft Road, Sarasota, FL 34235 (the "Grantor"), to **TIFFANY M. HUGHES, TRUSTEE OF THE TIFFANY M. HUGHES REVOCABLE TRUST U/A/D JULY 23, 2018**, whose address is 3824 North Lakewood Avenue, Chicago, IL 60613 (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 ONE HUNDRED EIGHTY THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLARS (\$180,250.00) 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 situate in **Sarasota County, Florida**, to-wit:

Condominium Unit No. 41, PINEBROOK HOLLOW, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Record Book 1378, page 519, as amended, and as per Plat thereof, as recorded in Condominium Plat Book 14, page 35, of the Public Records of Sarasota County, Florida; Together with an undivided interest in the common elements appurtenant thereto.

The Trustee(s) (Grantee herein) shall have full power and authority to improve, subdivide, protect, conserve, sell, lease, encumber or other wise manage and dispose of the real property or any part thereof described in this deed, and the Trustee(s) (and any successor trustee or trustee of the trust) shall have all of the powers set forth herein and in Sections 689.073, 736.0815 and 736.0816, Florida Statutes as same may relate to the real property described in this deed.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

-SIGNATURES APPEAR ON NEXT PAGE(S)-

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 all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

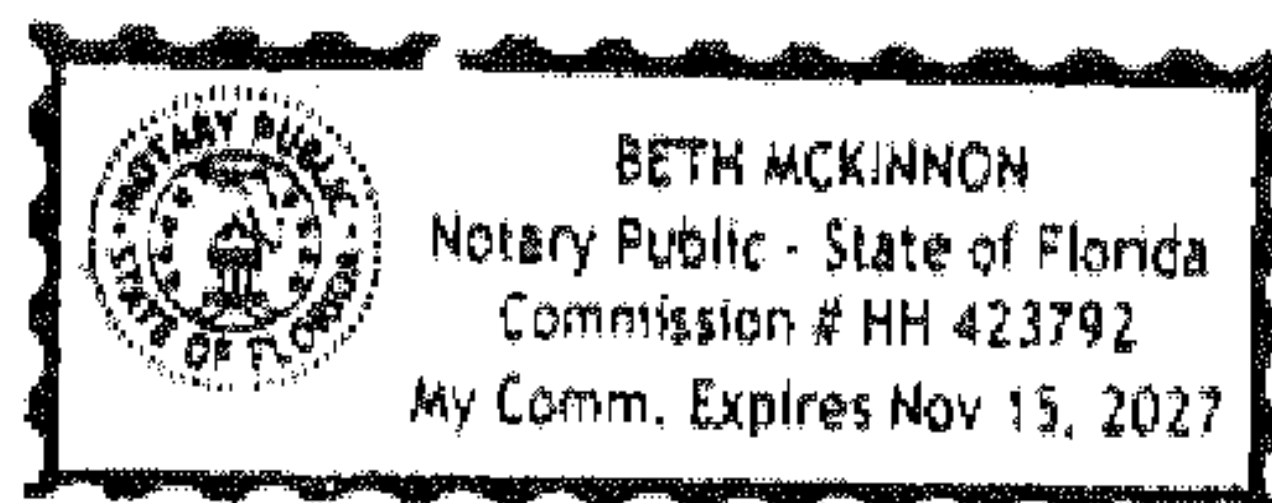
[Signature]
Witness Printed Name Amy K. DiSalvo
Witness #1 Address 4753 Acorn Cir
SARASOTA FL 34233

[Signature]
Kelly A. Welsh

[Signature]
Witness Printed Name Beth McKinnon
Witness #2 Address 409 Baycrest Dr
Venice FL 34285

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on 31st day of March, 2026, by Kelly A. Welsh, the unmarried widow of Herbert C. Welsh, who is/are personally known to me or who has/have produced FL Drivers License as identification.



[Signature]
Notary Public
Print Name: Beth McKinnon
My Commission Expires: 11-15-2027