

4/6/2026 10:33 AM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3475822

Consideration: \$175,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-48116-001

Doc Stamp-Deed: \$1,225.00

Property Appraiser's Parcel ID No.: 0176-09-1009

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 3rd day of April, 2026, by and between **TED LINDH, AN UNMARRIED MAN**, whose address is **507 Kelly Way, Derry, PA 15627** (hereinafter "GRANTOR"), and **DAVID EDWARD WOODS, AN UNMARRIED MAN**, whose address is **3513 29th Street East, Bradenton, FL 34208** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT 202 AND AN UNDIVIDED 1/14TH SHARE IN THOSE COMMON ELEMENTS THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS. CONDITIONS. TERMS, RESTRICTIONS AND OTHER PROVISIONS OF THAT CERTAIN DECLARATION OF CONDOMINIUM OF THE WINDSOR HOUSE, A CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 864, PAGES 916 THRU 954, INCLUSIVE, AND ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 4, PAGES 21, 21A AND 21B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is 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 GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Sherry L. Naugle
Printed Name Sherry L. Naugle
P.O. Address 131 School St Box 294
Laurelton PA 15055

Ted Lindh
Ted Lindh

(2) Alexis Fabrizi
Printed Name Alexis Fabrizi
P.O. Address 8307 Landing Lane
Coraopolis PA 15108

STATE OF Pennsylvania
COUNTY OF Westmoreland

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of April, 2026, by Ted Lindh, who is/are personally known to me or who has/have produced drivers license as identification.

Sherry L. Naugle
Signature of Notary Public
Sherry L. Naugle
Print, Type/Stamp Name of Notary

Commonwealth of Pennsylvania - Notary Seal
Sherry L. Naugle, Notary Public
Westmoreland County
My commission expires October 23, 2028
Commission number 1384877
Member, Pennsylvania Association of Notaries