

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026044796 2 PG(S)**

Consideration: \$210,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47670-001

4/6/2026 3:45 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3476476

Doc Stamp-Deed: \$1,470.00

Property Appraiser's Parcel ID No.: 0020-01-1226

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 6th day of April, 2026, by and between **DANELLE M. CHAVARRIA, A SINGLE WOMAN**, whose address is **11058 Rifle Ct, Commerce City, CO 80022** (hereinafter "GRANTOR"), and **GINGER MARIE SINNAMON, A SINGLE WOMAN**, whose address is **3774 Parkridge Circle, Sarasota, FL 34243** (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:

UNIT 23-202, PHASE 23, PARKRIDGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2004046838, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

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) [Signature]
Printed Name JOHN R. NIELSEN
P.O. Address 12230 WASHINGTON PKWY
PKWY 538 THORNTON, CO 80241

[Signature]
Danelle M. Chavarria

(2) [Signature]
Printed Name JAMIE MARIE MACASKILL
P.O. Address 5648 HUDSON CIRCLE
THORNTON CO 80241

STATE OF Colorado
COUNTY OF Adams

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of April, 2026, by Danelle M. Chavarria, who is/are personally known to me or who has/have produced DRIVERS LICENSE as identification.

[Signature]
Signature of Notary Public

JAMIE MARIE MACASKILL
Print, Type/Stamp Name of Notary

