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INSTRUMENT # 2026045093 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476755



Doc Stamp-Deed: \$1,680.00

Prepared by and Return to:
Lisa Guild, an employee of
First International Title, LLC
2828 S. McCall Road, Suite 216
Englewood, FL 34224

File No.: 264089-93

WARRANTY DEED

This indenture made on **April 01, 2026** by **Gary Grieser, a married man**, whose address is: 355 Short Buehrer Rd., Archbold, OH 43502 hereinafter called the "grantor", to **Lang C. Godfrey and Nancy J. Oleinik, husband and wife**, whose address is: 720 Butterfield Circle, Englewood, FL 34223, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Unit 171, TANGERINE WOODS, A CONDOMINIUM, formerly known as TANGERINE WOODS CONDOMINIUMS, SECTION I, PHASE I, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1611, Page 1605, as amended and restated to merger condominiums and change the condominium name recorded in Official Records Book 2104, Page 2749, as amended from time to time, and according to the Plat thereof, recorded in Condominium Book 20, Pages 33, 33A through 33E, inclusive, as amended from time to time, of the Public Records of Sarasota County, Florida. Together with that certain 1984 SCHAT mobile home, VIN Number(s) S185660A and S185660B, and Title Number(s) 40120382 and 22824712, being 52 feet in length, situated thereon.
Parcel Identification Number: **0495161171**

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Gary Grieser
Gary Grieser

Signed, sealed and delivered in our presence:

Lisa Guild
1st Witness Signature

Evelyn M Lucas
2nd Witness Signature

Print Name: Lisa Guild

Print Name: Evelyn M Lucas

Address: 2828 S McCall Rd

Address: 2828 S McCall Rd #216

Englewood FL 34224

Englewood, FL 34224

State of Florida

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of physical presence or () online notarization on APR 1 2026 by Gary Grieser, who () is/are personally known to me or who produced a valid DR. LIC as identification.

Lisa Guild
Notary Public Signature

Printed Name:

My Commission Expires:

(NOTARY SEAL)

