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INSTRUMENT # 2026047679 2 PG(S)

4/10/2026 4:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478927



Prepared by and Return to:
Jeannie Stambaugh, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

Doc Stamp-Deed: \$1,260.00

File No.: 264903-95

WARRANTY DEED

This indenture made on **April 10, 2026** by **Geoffrey B. Metje aka Geoffrey Metje, a single man**, whose address is: 15251 Appleton Blvd, Port Charlotte, FL 33981 hereinafter called the "grantor", to **Stan W. Giffhorn and Sharon K. Giffhorn, husband and wife**, whose address is: 3714 Prairie Road, Highland, IL 62249, 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:

That certain condominium parcel composed of Unit 78 and the undivided share in the common elements appurtenant thereto in accordance with and subject to the covenants, conditions, restrictions, easements, terms and other provisions of that Declaration of Condominium of TANGERINE WOODS CONDOMINIUM, SECTION I, PHASE II, as recorded in Official Records Book 1611, Page 1605 and as amended; and the Plat thereof recorded in Condominium Book 20, Pages 33, 33A through 33E; and as amended, all of the Public Records of Sarasota County, Florida.

TOGETHER WITH that certain 1986 Doublewide Mobile Home identified as: VIN #S202324A, Title #50259328, and VIN #S202324B, Title #50259330, located thereon.

Parcel Identification Number: 0495012078

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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.

Geoffrey B. Metje
Geoffrey B. Metje
aka Geoffrey Metje
SD

Signed, sealed and delivered in our presence:

Linda L. Pacinelli
1st Witness Signature

Print Name: Linda L. Pacinelli

Address: 992 Tamiami Trl C
Port Charlotte FL 33953

State of FL

County of Charlotte

Jeannie Stambaugh
2nd Witness Signature

Print Name: Jeannie Stambaugh

Address: 992 Tamiami Trl C
Port Charlotte FL 33953

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on 4-10-26, by **Geoffrey B. Metje**, who (☒) is/are personally known to me or who (☐) produced a valid dl as identification.

Jeannie Stambaugh
Notary Public Signature

Printed Name:

My Commission Expires:

