

**RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479670

Prepared by and Return to:

Kim Price

MSC Title, Inc

684 South Indiana Avenue, Englewood, FL 34223

File No. 2026-248-KXP

Sales Price: Price: \$200,000.00

Doc Stamp-Deed: \$1,400.00

General Warranty Deed

Made this 13th day of April, 2026 By **Andrea Lynn Cannon, a married woman, Individually and as Successor Trustee of P.A. Kmiecik Revocable Living Trust dated March 1, 2018 as amended and restated on October 16, 2025**, whose address is: 6208 Rowe St., Englewood, FL 34224, hereinafter called the grantor, to **Michael Evans and Emma Evans, husband and wife**, whose post office address is: 1781 Lexington Street, Plymouth, MI 48170, hereinafter called 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 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, viz:

Unit 154, TANGERINE WOODS CONDOMINIUMS SECTION ONE, Phase IV, a Condominium, as per the Declaration of Condominium thereof, recorded in Official Records Book 1611, Page 1605, together with any amendments thereto, and as per plat thereof recorded in Condominium Book 20, Pages 33 and 33A through 33E, inclusive, Condominium Book 21, Pages 1 and 1A through 1F, inclusive, Condominium Book 22, Pages 1 and 1A through 1C, inclusive, and Condominium Book 25, Pages 36 and 36A through 36E, inclusive, together with any further amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

TOGETHER WITH that certain 1983 Schnure Double-Wide Mobile Home identified by Vin Numbers: S185147A and S185147B.

Parcel ID Number: **0495164154**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The land described herein is not the homestead of grantor(s) and neither they nor their spouse or anyone for whose support they are responsible reside on or adjacent to the land.

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 31, 2025.

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

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Kimberley J Price
Witness Signature above:

Witness print name below:
Kimberley J Price

P.A. Kmiecik Revocable Living Trust dated March 1, 2018 as amended and restated on October 16, 2025

By: Andrea Lynn Cannon
Andrea Lynn Cannon, Individually and as
Successor Trustee
6208 Rowe St., Englewood, FL 34224

Witness Address:
684 S Indiana Ave
Englewood FL 34223

Irene Slattery
Witness Signature above:

Witness print name below:
Irene Slattery

Witness Address:
684 S Indiana Ave
Englewood FL 34223

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of April, 2026, by Andrea Lynn Cannon, Individually and as Successor Trustee of P.A. Kmiecik Revocable Living Trust dated March 1, 2018 as amended and restated on October 16, 2025, who is/are personally known to me or who has/have produced DL Kimberley J Price as identification.

Signature of Notary Public



Kimberley J Price
Comm.: HH 420870
Expires: Jul. 12, 2027
Notary Public - State of Florida