

4/17/2026 10:55 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481817

Doc Stamp-Deed: \$1,155.00

Prepared by and return to:

Lori A. Wellbaum
Wellbaum Law, P.A.
686 North Indiana Avenue
Englewood, FL 34223

File No 2026-57

Parcel Identification No 0495013360

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **17th day of April, 2026** between **Wade Kierstead, individually and as Trustee of The Judith A. Kierstead Trust dated January 20, 1993, as amended**, whose post office address is 42 Shangri-La Boulevard, Wareham, MA 02538, Grantor, to **Scott A. Seymour and Renee C. Seymour, husband and wife**, whose post office address is 6307 43rd Street, Unit 177, Kenosha, WI 53144, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit 360, TANGERINE WOODS, a Condominium, formerly known as TANGERINE WOODS CONDOMINIUMS, SECTION I, PHASE III, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1611, Page 1605, and amended and restated in Official Records Book 2104, Page 2749, together with amendments thereto, and according to the plat thereof, recorded in Condominium Book 21, Page 1, as amended, of the Public Records of Sarasota County, Florida.

Together with that certain 44' 1987 SCHU doublewide mobile home vin #'s S202519A and S202519B.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

Grantor herein covenants that subject property is not his/her homestead nor contiguous to his/her homestead.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

The Judith A. Kierstead Trust dated January 20, 1993, as amended

By: Wade Kierstead
Wade Kierstead, individually and as Trustee
42 Shangri-La Boulevard, Wareham, MA 02538

<p><u>Brittany Scales</u> WITNESS PRINT NAME: Brittany Scales</p> <p><u>Abigail Mansker</u> WITNESS PRINT NAME: <u>Abigail Mansker</u></p>	<p>686 N Indiana Ave, Englewood, FL 34223 ----- WITNESS 1 ADDRESS</p> <p>686 N Indiana Ave, Englewood, FL 34223 ----- WITNESS 2 ADDRESS</p>
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STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of APRIL, 2026, by Wade Kierstead, individually and as Trustee of The Judith A. Kierstead Trust dated January 20, 1993, as amended, who is/are personally known to me or who has/have produced Driver's License as identification.

Brittany Scales
Signature of Notary Public

Brittany Scales
Print, Type/Stamp Name of Notary

