

This instrument prepared by:  
Lori A. Wellbaum  
WELLBAUM LAW, P.A.  
686 N. Indiana Avenue  
Englewood, FL 34223

4/17/2026 3:27 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3482195

Doc Stamp-Deed: \$0.70

**WARRANTY DEED**

THIS INDENTURE, made this 17 day of April, 2026, between **DAVID JENKINS, a single man, and NANCY BYRD, a single woman**, hereinafter called the Grantors, to **DAVID JENKINS, a single man, and NANCY BYRD, a single woman, as joint tenants with right of survivorship**, hereinafter referred to as **GRANTEES**, whose mailing address is PO Box 1124, Pinckney, MI 48169.

**WITNESSETH**, That said Grantor, for and in consideration of the receipt of TEN (\$10.00) DOLLARS and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have 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 County, Florida, to wit:

Unit 210, of TANGERINE WOODS CONDOMINIUMS SECTION ONE, Phase II, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1611, Page(s) 1605, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

TOGETHER WITH that certain 1983 SCHU, Doublewide Mobile Home identified as: VIN #S185351A, Title #47164223, and VIN #S185351B, Title #47195211, located thereon.

SUBJECT TO taxes for the year 2026 and all subsequent years, restrictions, reservations and easements of record.


Parcel I.D. Number: 0495012210

**THIS DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR A TITLE EXAMINATION.**

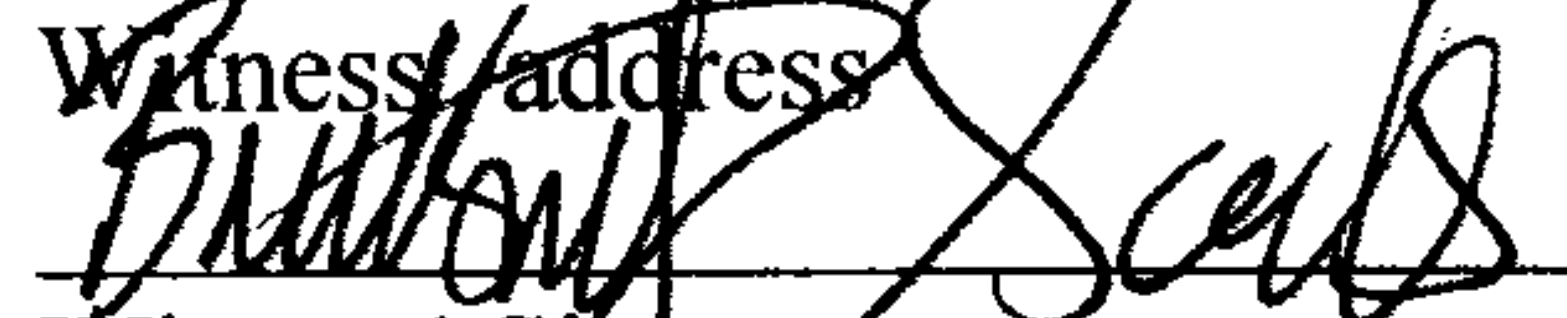
**AND** said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

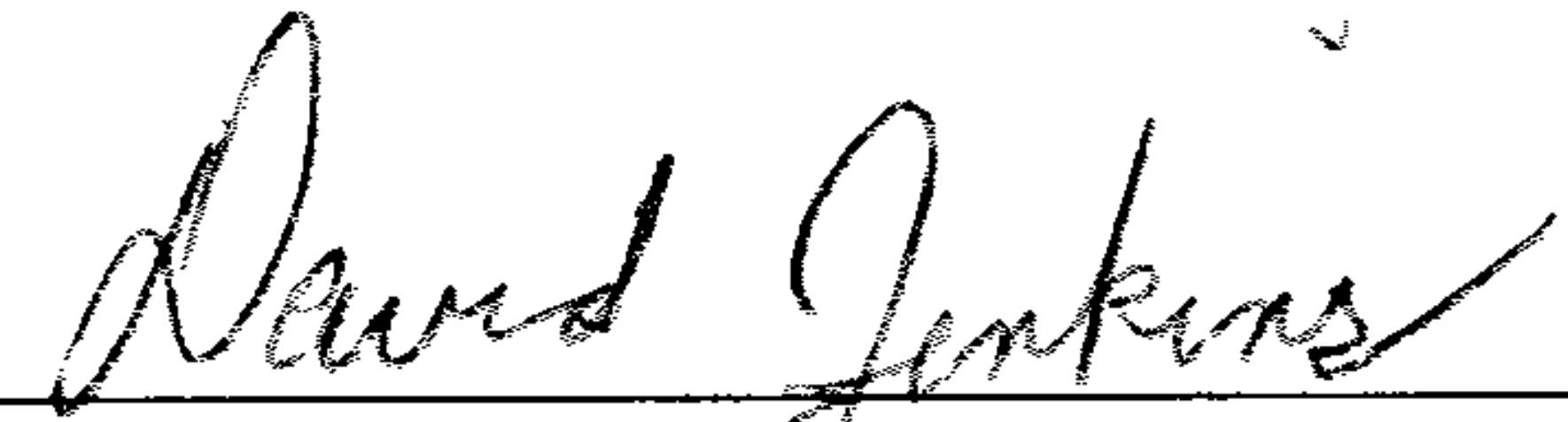
Signed, Sealed and Delivered  
in our presence:

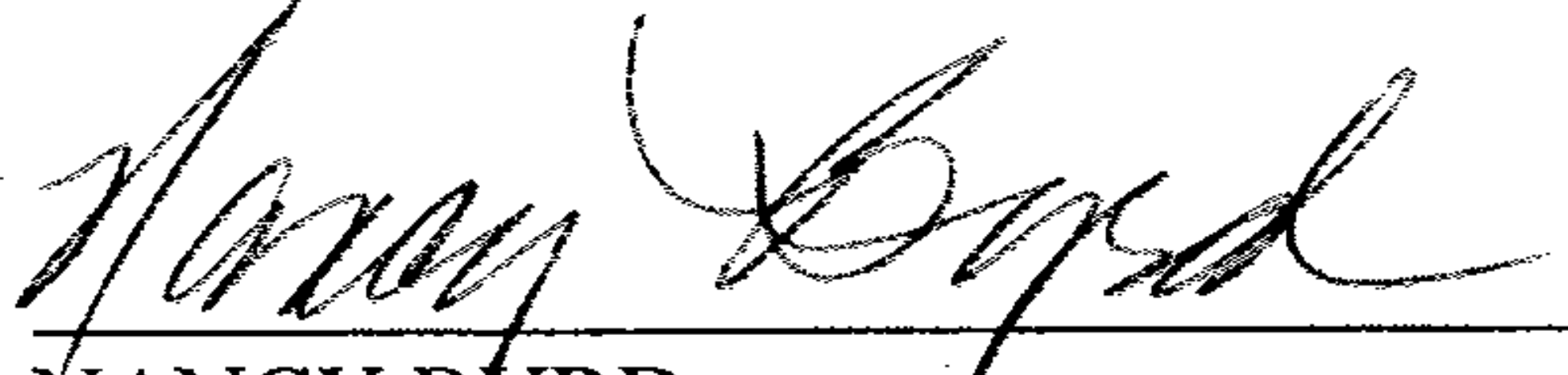
  
\_\_\_\_\_  
Witness' Signature  
**Abigail Hamsher**

Witness' printed name  
686 N. Indiana Ave, Englewood, FL 34223

Witness' address  
  
\_\_\_\_\_  
Witness' Signature  
**Brittany Scales**

Witness' printed name  
686 N. Indiana Ave, Englewood, FL 34223  
Witness' address

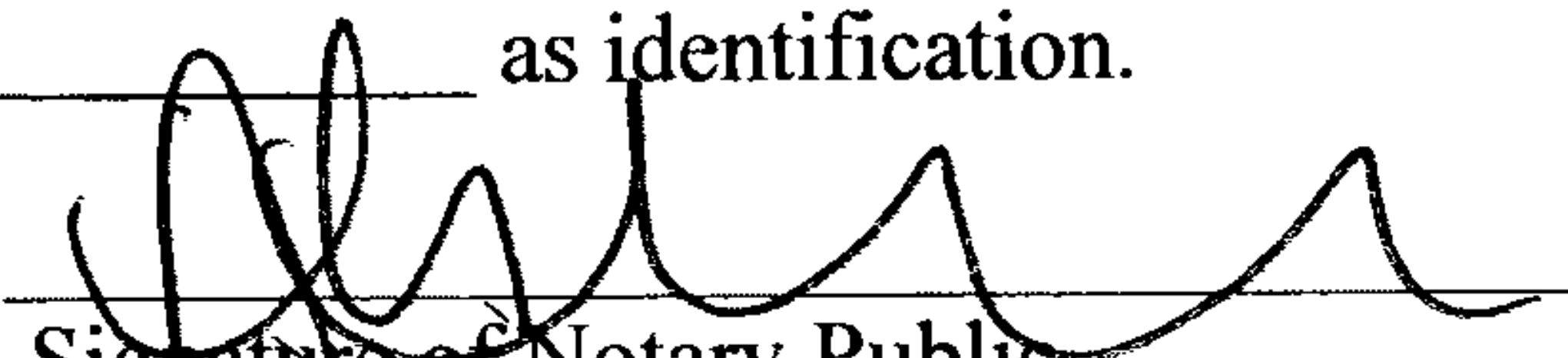
  
\_\_\_\_\_  
DAVID JENKINS  
PO Box 1124, Pinckney, MI 48169  
address

  
\_\_\_\_\_  
NANCY BYRD  
PO Box 1124, Pinckney, MI 48169  
address

**STATE OF FLORIDA**  
**COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17 day of April, 2026, by DAVID JENKINS, a single man, and NANCY BYRD, a single woman, who are personally known to me or who have produced Driver's License as identification.

My Commission Expires:

  
\_\_\_\_\_  
Signature of Notary Public

**Abigail Hamsher**  
\_\_\_\_\_  
Printed Name of Notary Public

(SEAL)

