

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026052727 2 PG(S)**

Prepared by and return to:
Misty M. Clausen
ELT of Sarasota County
866 South Tamiami Trail
Port Charlotte, FL 33953

4/21/2026 2:15 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3483481

File No PC-26-47

Doc Stamp-Deed: \$3,395.00

Parcel Identification No 0801-06-0205

[Space Above This Line For Recording Data]

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

This indenture made the 21st day of April, 2026 between **James V. Seip and Janice Seip, husband and wife, whose post office address is 16 Deepwood Lane, Colts Neck, NJ 07722, of the County of Monmouth, New Jersey, Grantor, to **Margaret A. Kelly, aka Margaret Kelly, a married woman**, whose post office address is 838 Springview Avenue Northwest, Port Charlotte, FL 33948, of the County of Charlotte, Florida, 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:

Lot 205, Solstice Phase Two, according to the Plat thereof, recorded in Plat Book 57, Page(s) 384 through 390, of the Public Records of Sarasota County, Florida.

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.

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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



James V. Seip



Janice Seip

PO Box 93304
Rochester, NY 14692

WITNESS 1 ADDRESS

PO Box 93304
Rochester, NY 4692

WITNESS 2 ADDRESS

Terrance Burroughs

WITNESS
PRINT NAME: Terrance Burroughs

LaQuanda M Burroughs

WITNESS
PRINT NAME: LaQuanda M Burroughs

STATE OF **Florida**
COUNTY OF **Polk**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of April, 2026, by James V Seip and Janice Seip, who is/are personally known to me or who has/have produced Valid ID as identification.

LaQuanda M Burroughs

Signature of Notary Public

LaQuanda M Burroughs

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

