

Doc Stamp-Deed: \$2,205.00

Prepared by and Return to:
Heather Jacobs
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

File No.: NP-2026-3013
Parcel ID Number: 1141-10-0310

[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 Shirley M. Shook, an unmarried widow, whose post office address is 19985 Market Way, 408, Venice, FL 34293, of the County of Sarasota, State of Florida, Grantor, to Ronald Mangus and Deborah Mangus, husband and wife, whose post office address is 546 Stevens Road, Morrisville, PA 19067, of the County of Bucks, Commonwealth of Pennsylvania, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 31, Turnberry Trace Subdivision, according to the plat thereof, as recorded in Plat Book 46, Page(s) 23, 23A through 23D, 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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants 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 Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sharon Huck
WITNESS 1 SIGNATURE
PRINT NAME: Sharon Huck

Shirley M Shook
Shirley M. Shook

WITNESS 1 ADDRESS:
1203 W. Marion Ave
Santa Gorda, FL 33950

H. Jacobs
WITNESS 2 SIGNATURE
PRINT NAME: Heather T Jacobs

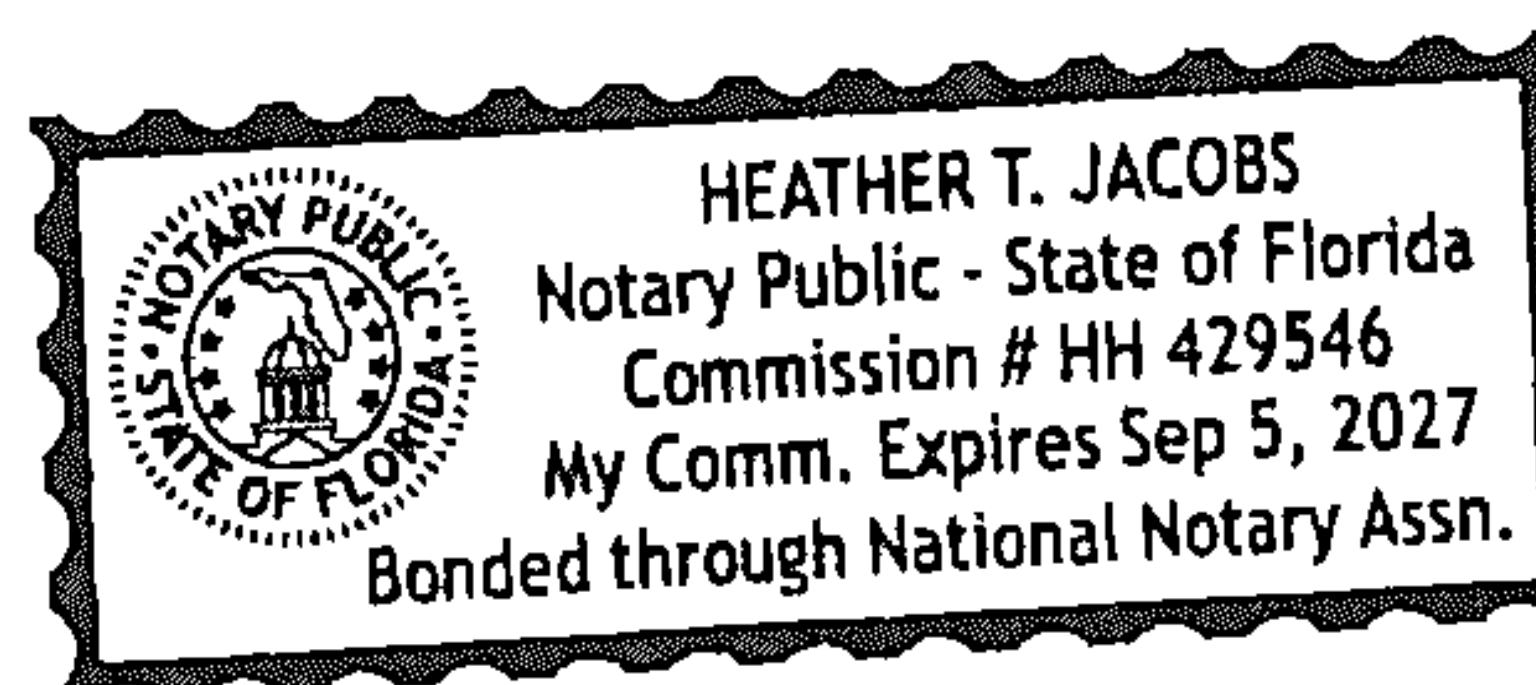
WITNESS 2 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 24 day of April, 2026, by Shirley M. Shook, () who is/are personally known to me or () who has/have produced DRIVERS LICENSE as identification.

H. Jacobs
Signature of Notary Public

Heather T Jacobs
Print, Type/Stamp Name of Notary



(NOTARY SEAL)

THE VILLAS OF TURNBERRY TRACE HOMEOWNERS' ASSOCIATION, INC.

Certificate of Approval

This is to certify that **Ronald Mangus and Deborah Mangus** have been accepted by THE VILLAS OF TURNERRY TRACE HOMEOWNERS' ASSOCIATION, INC. as purchaser(s) of the following described property in Sarasota County, Florida: **4530 Turnberry Circle, North Port, FL 34288**, according to the Declaration recorded in Official Records Book and any amendments thereto of the public records of Sarasota County, Florida. Such approval is given pursuant to the provisions stated in the Articles of the Declaration.

Dated this 8 day of **April, 2026**

BY: 
Valerie Atwell
Community Association Manager

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

Sworn, subscribed and acknowledge before me by means of physical presence or ___ online notarization this 8 day of **April, 2026** by **Valerie Atwell**, as Manager of **The Villas of Turnberry Trace Homeowners Association, Inc.** who is personally known to me or ___ who has produced _____ as identification and who did take an oath.


Notary Public – State of Florida:

