

4/27/2026 3:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486221



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$1,155.00

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-02290

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 24 day of April, 2026 by **Constance B. Lane, A Single Woman**, hereinafter called the Grantor, to **Susan Charpentier, A Single Woman**, whose post office address is: **1709 Curry Trail # 30, North Venice, FL 34275**, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Unit 30, Model B, CURRY COVE, A CONDOMINIUM, together with an undivided share in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 1791, Page 1389, and amendments thereto, and as per Plat thereof recorded in Condominium Plat Book 24, Pages 30, 30A through 30E, of the Public Records of Sarasota County, Florida

Parcel Identification Number: 0403031030

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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

Signed, sealed and delivered in our presence:

[Handwritten Signature]

Witness: (Signature)

[Handwritten Signature]

Constance B. Lane
3360 Tallywood Ct
Sarasota, FL 34237

Printed Name JASON McMANUS

8181 STamiami Trl #B

Address

Sarasota FL 34231

City, State, Zip

[Handwritten Signature]

Witness: (Signature)

Printed Name DIXIE L ROTH

8181 STamiami Trl #B

Address

Sarasota FL 34231

City, State, Zip

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 23rd day of April, 2024, by Constance B. Lane,, who: [] is personally known to me or [] produced Deed as identification.

[Handwritten Signature]

NOTARY PUBLIC (signature)

Print Name: _____

My Commission Expires: _____

Stamp/Seal:

