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INSTRUMENT # 2026058969 2 PG(S)**

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**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3488814

**PREPARED BY AND RETURN TO:**

C. Bud Moscony, Esquire  
Inspired Title Services, LLC  
485 N. Keller Road Suite 110  
Maitland, FL 32751

**Doc Stamp-Deed: \$2,380.00**

Order No.: SW-FL-251134163FS

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this May 1st, 2026 by Taylor Morrison of Florida, Inc., a Florida Corporation whose post office address is 551 N. Cattlemen Road, Suite 200, Sarasota, FL 34232 (the "Grantor"), and Chelsea Lynn Deemer, an unmarried woman and Jeffrey Glenn Collins, an unmarried man, as Joint Tenants with Rights of Survivorship whose post office address is 15232 Cuzcorro Court, Nokomis, FL 34275 (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$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 County of SARASOTA, State of Florida, viz:

Lot 94 of VINTERRA TOWNHOMES, according to the Plat thereof as recorded in Plat Book 56, Page(s) 351 through 360 of the Public Records of Sarasota County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

For Informational Purposes Only:

Property Appraiser's Parcel I.D. (folio) Number:

0162150094

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in presence of:

Melissa Clendenen

Witness Signature

Melissa Clendenen

Printed Name of First Witness

551 N. Cattlemen Road, Suite 200, Sarasota, FL  
34232

[Signature]

Witness Signature

Carrie Stenlund

Printed Name of Second Witness

551 N. Cattlemen Road, Suite 200, Sarasota, FL  
34232

Taylor Morrison of Florida, Inc., a Florida  
Corporation

BY: [Signature]

Eric Van Schaik  
Vice President

**Grantor Address:**

551 N. Cattlemen Road, Suite 200  
Sarasota, FL 34232

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 1 day of May, 2026, by Eric Van Schaik as Vice President on behalf of Taylor Morrison of Florida, Inc., a Florida Corporation existing under the laws of the State of Florida. He/She is personally known to me or who has produced \_\_\_\_\_ as identification.

Melissa Clendenen

Notary Public

Melissa Clendenen

Printed Name of Notary

My Commission Expires: 7/2/2030

(Notarial Seal)

