

Prepared by:  
Max E. Kurkin, Esq.  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205  
File Number: 48468.000

5/5/2026 3:15 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3490181

Doc Stamp-Deed: \$2,835.00

Documentary Stamps in the amount  
of \$2,835.00 are affixed hereto.

## GENERAL WARRANTY DEED

**Made** this May 5, 2026 A.D. by **Marsha Handel, an unremarried widow**, whose address is 3309 La Posada Dr., Apt. 3309, Palm Beach Gardens, Florida 33410, hereinafter called the grantor, to **Guy R. Nelson and Teri S. Nelson, husband and wife**, whose address is 820 County Road I West, Shoreview, Minnesota 55126, hereinafter collectively 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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

**Unit 121, Building 2, PELICAN COVE CONDOMINIUM (f/k/a PELICAN COVE CONDOMINIUM I), a Condominium according to the Declaration of Condominium recorded in Official Records Book 1076, Page 397, and by virtue of Certificate of Merger recorded in Official Records Book 1673, Page 918, and all subsequent amendments thereto, and as per plat thereof recorded in Condominium Book 8, Pages 37, 37A through 37C, inclusive, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.**

**Together with parking space number BA121.**

Parcel ID Number: **0126101033**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject To** valid reservations, restrictions and easements of record.

**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 except taxes accruing subsequent to December 31, 2025.

[signature page follows]

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:

Witness #1 Signature: \_\_\_\_\_

Witness #1 Printed Name: Adam LoBrutto

Address: 5012 Cavelletti Road  
Lake Worth, FL 33467

Witness #2 Signature: \_\_\_\_\_

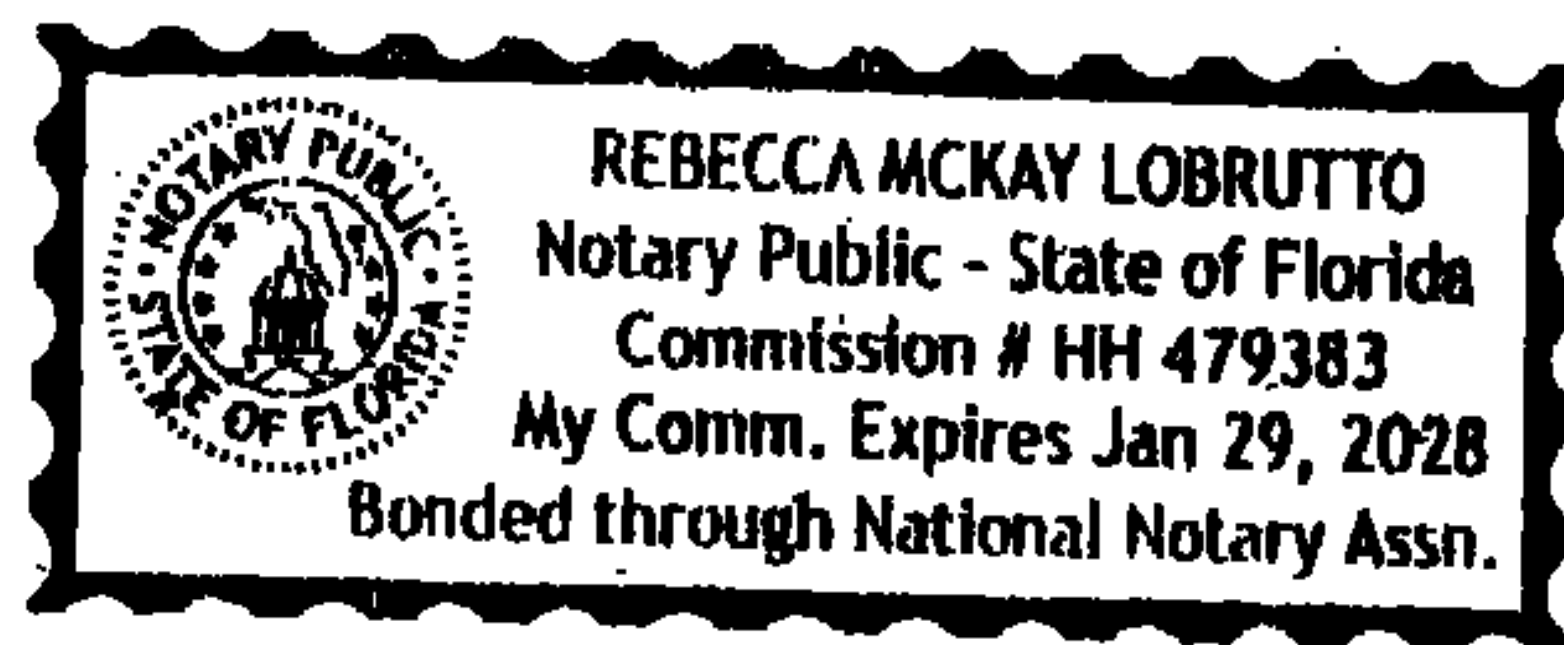
Witness #2 Printed Name: Rebecca McKay LoBrutto

Address: 5012 Cavelletti Road  
Lake Worth, FL 33467

Marsha Handel  
Marsha Handel

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1 day of May, 2026, by Marsha Handel, an unmarried widow,  who is personally known to me or  who has produced Drivers License as identification.



Rebecca McKay LoBrutto  
Notary Public  
Print Name: Rebecca McKay LoBrutto  
My Commission Expires: JAN 29, 2028