

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026064715 2 PG(S)**

**5/13/2026 2:40 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3493745**

Prepared by and return to:

Devan P. Spinelli, Esq.

CLOSED Coastal LLC

428 W 4th Street

Boca Grande, FL 33921

(941) 769-9922

File No 6097-26COAST-FL

**Doc Stamp-Deed: \$1,295.00**

Parcel Identification No 0495091009

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**WARRANTY DEED**

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

**This indenture made the 13th day of May, 2026 between KIRK ALLAN MCGEE and CYNTHIA JEAN MCGEE, husband and wife, whose post office address is 237 Rotonda Boulevard East, Rotonda West, FL 33947, of the County of Charlotte, State of Florida, Grantors, to JOHN DICICCO, a married man, whose post office address is 20 Medalist Court, Rotonda West, FL 33947, of the County of Charlotte, State of Florida, Grantee:**

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Condominium Unit 9, Tangerine Woods, a Condominium, Phase I, Formerly Known as Tangerine Woods Condominiums, Section I, Phase I, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1611, Page 1605, and all amendments thereto, and in Condominium Plat Book 20, Pages 33, 33A through 33E, inclusive, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

TOGETHER WITH that certain Year: 1984, Make: Schult, Model: Congressional 3, Size: 58' 0" double-wide mobile home, VIN Number(s) S185534A and S185534B, Title Number(s) 20844039 and 20844040. Which is permanently affixed to the real property.

**Grantors warrant** that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 237 Rotonda Boulevard East, Rotonda West, FL 33947.

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

**Subject to** taxes for 2027 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** Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors 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:

Petra Adamson  
WITNESS #1 SIGNATURE

Petra Adamson  
WITNESS #1 PRINTED NAME

8300 W. Hshire Dr. Port Charlotte FL 33981  
WITNESS #1 ADDRESS

[Signature]  
WITNESS #2 SIGNATURE

Laurea Adamson  
WITNESS #2 PRINTED NAME

8300 Wiltshire Dr Port Charlotte FL 33981  
WITNESS #2 ADDRESS

[Signature]  
KIRK ALLAN MCGEE

[Signature]  
CYNTHIA JEAN MCGEE

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13 day of May, 2026, by KIRK ALLAN MCGEE and CYNTHIA JEAN MCGEE,  who is/are personally known to me or  who has/have produced DL as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

