

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026065891 2 PG(S)

5/15/2026 1:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494803

Prepared by and Recording requested by:

Shelly L Conrad

Tropical Shells Title, LLC

4518 Del Prado Boulevard South

Suite 6

Cape Coral, FL 33904

Doc Stamp-Deed: \$651.00

File Number: 2026-20

Parcel ID: 2028072044

Consideration: 10.00

Warranty Deed

Know All Men By These Presents that, **Melanie Dalglish, a married woman**, (henceforth referred to as "Grantor") of 1 Browns Ln, Owego, NY 13827, for consideration paid, grant to **SPH Property Solutions LLC, a Florida Limited Liability Company**, (henceforth referred to as "Grantee") of 7050 15th Street E, Unit 28, Sarasota, FL 34243, with **WARRANTY COVENANTS**:

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 grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Unit 723, Phase 2, JEFFERSON PINES, a condominium according to the Declaration of Condominium recorded in Official Records Book 1486, page 41 through 103, inclusive, and as per Plat thereof recorded in Condominium Book 18, pages 8 through 8D, inclusive, amended in Condominium Book 18, Pages 32 and 33, of the Public Records of Sarasota County, Florida.

**** THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR ****

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 15th day of May, 2026.

WARRANTY DEED

1 [Signature]
Witness 1 Signature
JENNIFER PAINTER
Witness 1 Printed Name
318 GLENDALE DR.
Witness 1 Address
ENDICOTT NY 13760

2 [Signature]
Witness 2 Signature
Carrie Smith
Witness 2 Printed Name
1 Browns Lane
Witness 2 Address
Owego, NY 13827

 [Signature]
Melanie Dalglish

STATE OF NEW YORK
COUNTY OF TIOGA



The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14TH day of MAY, 2026, by Melanie Dalglish, ☐ who is/are personally known to me or ☒ who has/have produced DRIVERS LICENSE as identification.

[Signature]
Signature of Notary Public
JENNIFER PAINTER
Print, Type/Stamp Name of Notary

