

5/19/2026 4:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496339

Consideration: \$283,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Mallory Bauer, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-48675-001

Doc Stamp-Deed: \$1,981.00

Property Appraiser's Parcel ID No.: 0067-02-0037

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 18<sup>th</sup> day of May, 2026, by and between **MARIE RENTON, AS PLENARY GUARDIAN OF THE PERSON AND PROPERTY OF KATHY L. GOODMAN, INCAPACITATED**, whose address is **P.O. Box 51298, Sarasota, FL 34232** (hereinafter "GRANTOR"), and **TAG HOMES FL LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **1833 Laurel Street, Sarasota, FL 34236** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

**LOT 11, SEVILLE AT CENTER GATE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 34, 34A AND 34B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

**This deed is executed pursuant to, and in accordance with that certain Court Order authorizing the sale of the property recorded on May 11, 2026 in Official Records Instrument Number 2026063364, of the Public Records of Sarasota County, Florida.**

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Monika Manganhar

Printed Name Monika Manganhar

P.O. Address 1817 Davenport st  
Weslaco, TX 78596

(2) Broderick Thomas

Printed Name Broderick Thomas

P.O. Address 600 W. 6th Street, Suite 400  
Fort Worth, TX 76102

GRANTOR:

**MARIE RENTON, AS PLENARY GUARDIAN OF THE PERSON AND PROPERTY OF KATHY L. GOODMAN, INCAPACITATED**

By: Marie Renton, Guardian for Kathy Goodman  
**Marie Renton, as Plenary Guardian**

STATE OF Texas

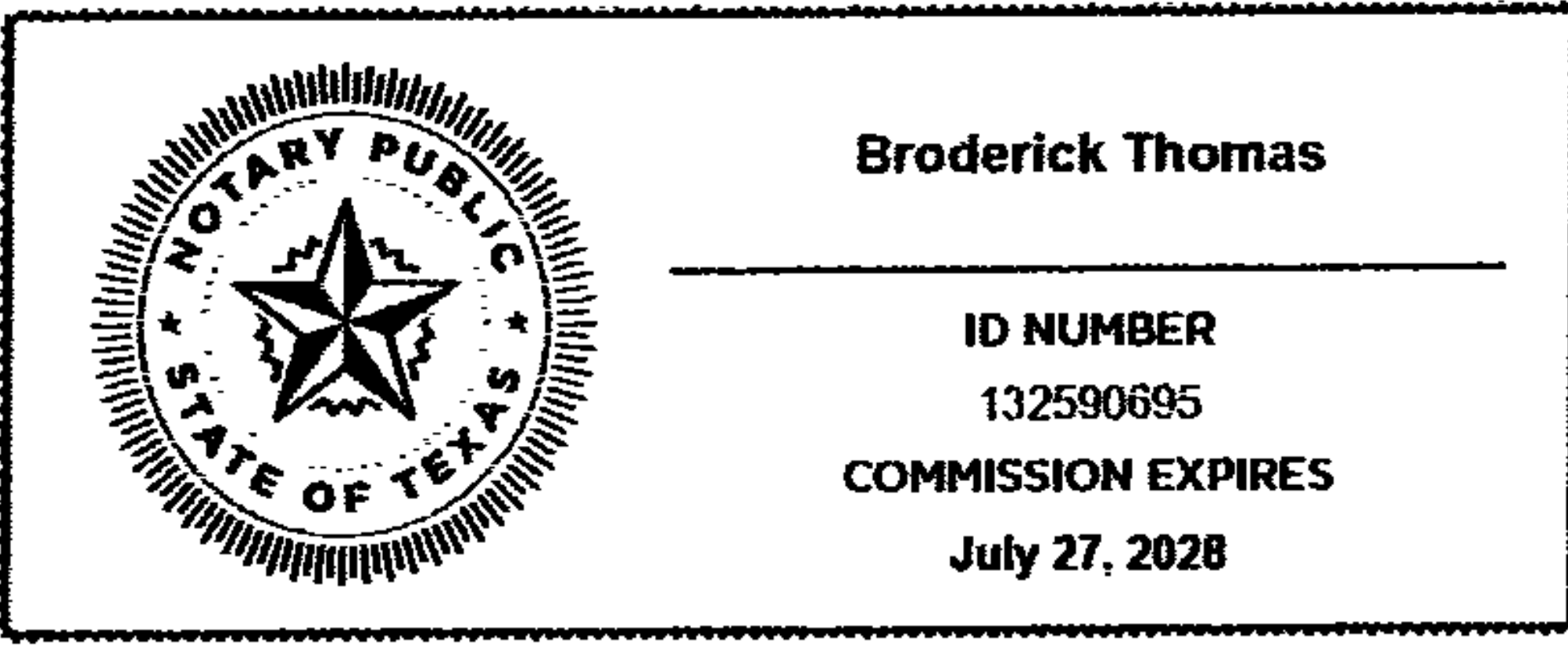
COUNTY OF Johnson

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8<sup>th</sup> day of May, 2026, by Marie Renton, as Plenary Guardian of the person and property of Kathy L. Goodman, incapacitated,  who is personally known to me or  who has produced Driver License as identification.

Broderick Thomas  
Signature of Notary Public

Broderick Thomas  
Print, Type/Stamp Name of Notary

My Commission Expires 07/27/2028



Electronically signed and notarized online using the Proof platform.