

Prepared by and return to:  
Thomas C. Tyler, Jr  
Thomas C. Tyler, Jr., P.A.  
735 East Venice Avenue Suite 200  
Venice, FL 34285  
941-488-4422  
File Number: JA-26.6850  
\$170,000.00

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026068637 2 PG(S)  
May 21, 2026 09:22:26 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$1,190.00



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18.50  
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## Warranty Deed

**This Warranty Deed** made this 18th day of May, 2026 between Catherine Wallace, a single woman whose post office address is 7850 Hawkins Road, #122, Sarasota, FL 34241, grantor, and Annette Jansen-Zacks, a single woman whose post office address is 4152 Center Pointe Circle, Sarasota, FL 34233, grantee:

(Whenever used herein the terms "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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor 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 County, Florida to-wit:

**UNIT 58, COURTYARD VILLAS AT CENTER GATE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 2086, PAGE 1609, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 27, PAGE 38, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA**

**Parcel Identification Number: 0066071058  
4152 Center Pointe Circle, Sarasota, FL 34233**

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, 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**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jeanette Peterson  
Witness Name: Jeanette Peterson  
Witness Address: 735 E. Venice Ave.  
Venice, FL 34285

Catherine Wallace (Seal)  
Catherine Wallace

Christ Madrid  
Witness Name: Christ Madrid  
Witness Address: 7351 Iguana Dr.  
Sarasota FL 34241

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of May, 2026 by Catherine Wallace, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Jeanette Peterson  
Notary Public  
Printed Name: Jeanette Peterson

My Commission Expires: \_\_\_\_\_

