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INSTRUMENT # 2026075184 2 PG(S)

6/3/2026 1:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502476

Doc Stamp-Deed: \$1,330.00

Prepared by and return to:

Sarah Dany

Title Match LLC

6320 Venture Drive

#205

Lakewood Ranch, FL 34202

File No 2026-335

Parcel Identification No 2021061016

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 28th day of May, 2026 between **Debra Ann Swanberry, a single woman**, whose post office address is 4174 Westbourne Circle, Sarasota, FL 34238, of the County of Sarasota, Florida, Grantor, to **Betty Rose Pettigrew, a single woman, and Kelly Rae Pettigrew, a single woman, as joint tenants with right of survivorship**, whose post office address is 3985 Overlook Bend Terrace, #16, Sarasota, FL 34232, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Unit 16, Glen Oaks Ridge Condominium Villas, Section One, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 979, Page 1209, and amendments thereto, and as per Plat thereof recorded in Condominium Book 6, Page 14, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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

Subject to taxes for 2026 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

[Signature]
WITNESS
PRINT NAME: Sarah Dany

[Signature]
WITNESS
PRINT NAME: 1164 Bdranon

Debra Ann Swanberry
Debra Ann Swanberry

3426 Shady Brook Ln
Sarasota, FL 34243
WITNESS 1 ADDRESS

6320 Venture Dr. Ste. 205
Lakewood Ranch, FL 34202
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 28th day of May, 2026, by Debra Ann Swanberry, (☐) who is/are personally known to me or (☒) who has/have produced Drives License as identification.

[Signature]
Signature of Notary Public
Sarah Dany
Print, Type/Stamp Name of Notary

