

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075874 2 PG(S)**

PREPARED BY AND RETURN TO:

Name: Katherine Andrews, Esq.
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg PA
Address: 8470 Enterprise Circle
Suite 201
Lakewood Ranch, FL 34202

Consideration: \$0.00
Documentary Stamps: \$0.70
File No.: 82641-145408
PID No.: 2026051189

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

6/4/2026 12:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503085

Doc Stamp-Deed: \$0.70

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 29th day of May, 2026, between **KRISTEN S. KURLAND**, a married woman, whose mailing address is 7500 Trevanion Ave, Pittsburgh, PA, 15218-1243, **Grantor**, as the surviving holder of Right of Survivorship due to **DORA V. SEAMENS** predeceasing Grantor, and **KRISTEN S. KURLAND**, a married woman, whose mailing address is 7500 Trevanion Ave, Pittsburgh, PA, 15218-1243, **Grantee**.

WITNESSETH, for and in consideration of the sum of TEN Dollars (\$10.00), and other good and valuable considerations to Grantor paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantee, and Grantee's successors and assigns forever, the following described real property, situate, lying and being in Sarasota County, Florida, to-wit:

Unit No. 1405, RENAISSANCE I, a Condominium, according to the Declaration of Condominium recorded in Official Records Instrument #2001000167, on January 2, 2001, and amendments thereto, and as per plat thereof recorded in Condominium Book 34, Page 39 through 39HH, and amendments thereto, of the Public Records of Sarasota County, Florida.

Together with the exclusive right of use of assigned parking space number 103, subject to all the terms, conditions, restrictions, and limitations set forth in the aforesaid Declaration of Condominium and Official Records Instrument #2002161435 recorded in the Official Records of Sarasota County, Florida.

TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor does hereby specially warrant the title to said property only against the lawful claims of all persons claiming by, through, or under Grantor.

The Grantor represents and warrants that the property is not their homestead.

NOTE TO PROPERTY APPRAISER: The purpose of this conveyance is to reflect that Grantor, as the sole surviving joint tenant with right of survivorship as originally recorded in in Official Records Instrument #2016018491, on February 17, 2016, is now the sole owner in fee simple of the property. As the Grantor is retaining beneficial interest in this property, only the minimum Florida documentary stamp tax is due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

/SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE./

Signed, sealed, and delivered in the presence of two witnesses as required by law:

GRANTORS:

Janette L. Stack
First Witness Signature

Janette L. Stack
First Witness Printed Name

Kristen S. Kurland
Kristen S. Kurland

Address: 8470 Enterprise Circle, STE 201,
Lakewood Ranch, FL 34202

Kathleen A. Dutka
Second Witness Signature

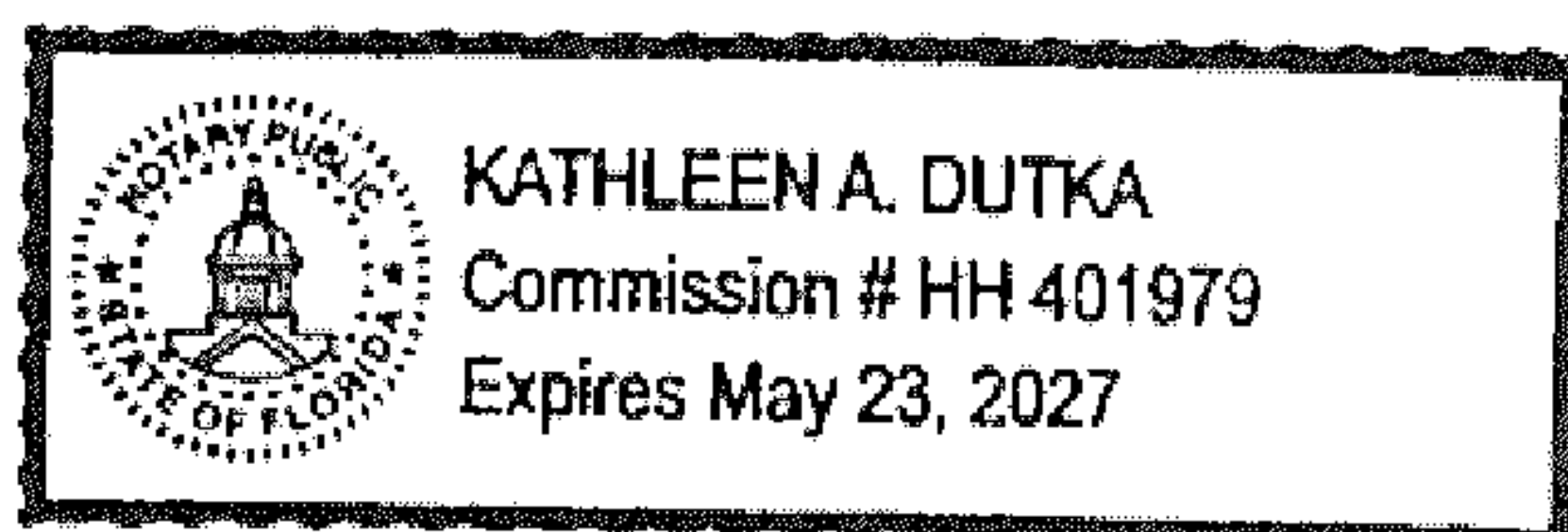
Kathleen A. Dutka
Second Witness Printed Name

Address: 8470 Enterprise Circle, STE 201,
Lakewood Ranch, FL 34202

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 29 day of May, 2026, by Kristen S. Kurland, a married woman, who has appeared by physical presence and who [] is personally known to me or [☒] who has produced FL Driver License as identification.

Affix seal below:



Kathleen A. Dutka
Notary Public Signature
Kathleen A. Dutka
Printed Name
Commission Number: HH 401979
Expiration Date: May 23, 2027