

6/8/2026 12:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504163

Doc Stamp-Deed: \$2,205.00

Prepared by and return to:

Juliette Gettle
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No 2026-6592

Purchase Price: \$315,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$2,205.00
Parcel Identification No.: 0084071009

WARRANTY DEED

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

THIS INDENTURE made this **5th day of June, 2026**, between **Michele Marie Engdahl, Individually and as Trustee of the Michele Engdahl Revocable Trust Agreement dated August 19, 2021**, whose post office address is **5416 Eagles Point Circle, Sarasota, FL 34231**, Grantor, to **Robert S.G. Moody and Machelie L. Moody, husband and wife**, whose post office address is **561 Tarawitt Drive, Longboat Key, FL 34228**, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit 101, The Landings South IV, Phase II, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2001, Page 2561, as amended and restated in Official Records Book 2559, Page 693, as thereafter amended, and as per Plat thereof recorded in Condominium Book 26, Page 50 through 50G, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantees 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 Grantees shall have quiet enjoyment thereof. Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

To have and to hold the same in fee simple forever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

The above-described real property does not constitute the Grantor's homestead, or that of the Grantor's spouse or dependent family members, nor is it contiguous thereto.

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:

WITNESSES #1:

Kayla Tomlinson

Printed Name: Kayla Tomlinson

P.O. Address: 13939 Lakeshore Blvd. Ste. 101

Hudson FL 34667

Michele Marie Engdahl

**Michele Marie Engdahl, Individually and as
Trustee of the Michele Engdahl Revocable Trust
Agreement dated August 19, 2021**

WITNESSES #2:

Megan Louise Lewis

Printed Name: Megan Louise Lewis

P.O. Address: 13939 Lakeshore Blvd. Ste. 101

Hudson FL 34667

STATE OF FLORIDA

COUNTY OF Pasco

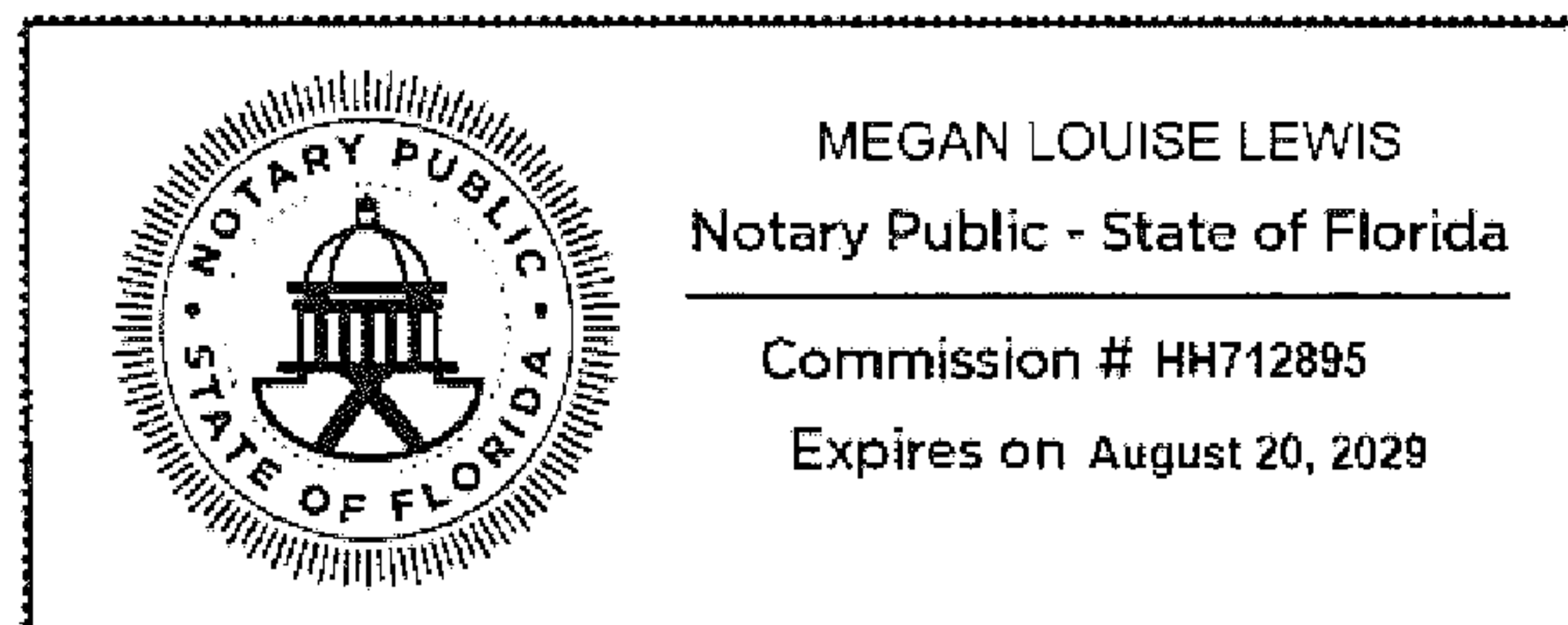
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 5th day of June, 2026, by Michele Marie Engdahl, Individually and as Trustee of Michele Engdahl Revocable Trust Agreement dated August 19, 2021, ☐ who is/are personally known to me or ☒ who has/have produced US Passport as identification.

Megan Louise Lewis

Signature of Notary Public

Megan Louise Lewis

Print, Type/Stamp Name of Notary



Notarized remotely online using communication technology via Proof.