

6/9/2026 4:10 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3505225

Doc Stamp-Deed: \$4,200.00

Prepared by and return to:

Harry W. Haskins
Haskins Law, LLC
3400 South Tamiami Trail
201
Sarasota, FL 34239

File No 2026-171

Parcel Identification No 0080-16-5019

[Space Above This Line For Recording Data]

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

This indenture made the 9th day of June, 2026 between **John Reginald Delaney and Suzanne Winifred Delaney, husband and wife**, whose post office address is 13 Hilltop Road, Biltmore Forest, NC 28803, North Carolina, Grantor, to **David Watkins and Deborah Watkins, husband and wife**, whose post office address is 1410 Quail Drive, Sarasota, FL 34231, 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 V-47, OF WHISPERING SANDS CONDOMINIUM VILLAGE, SECTION FIVE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 881, PAGE 1014, RERECORDED IN OFFICIAL RECORDS BOOK 882, PAGE 587, AND AMENDMENTS THERETO AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 4, PAGE 31, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

John Reginald Delaney
John Reginald Delaney

Suzanne Winifred Delaney
Suzanne Winifred Delaney

Emily Munn
WITNESS
PRINT NAME: Emily Munn

Holly Turbyfill
WITNESS
PRINT NAME: Holly Turbyfill

70 Peachtree Rd. Suite 230
Asheville, NC 28803
WITNESS 1 ADDRESS

70 Peachtree Rd Ste 230
Asheville NC 28803
WITNESS 2 ADDRESS

STATE OF NORTH CAROLINA
COUNTY OF Burcombe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of June, 2026, by John Reginald Delaney and Suzanne Winifred Delaney, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Paula B. Floren
Signature of Notary Public

Paula B. Floren
Print, Type/Stamp Name of Notary expiration: 5.22-2028

