

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080696 2 PG(S)**

6/12/2026 4:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507088

Doc Stamp-Deed: \$2,625.00

Consideration: \$375,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-49250-001

Property Appraiser's Parcel ID No.: 0044-01-0003

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 12th day of June, 2026, by and between **ROD B. JEAN-GILLES AND ANDREA M. JEAN-GILLES, HUSBAND AND WIFE**, whose address is **9633 Wydella Street, Riverview, FL 33569** (hereinafter "GRANTOR"), and **DORWIN CHRISTOPHER SHELTON, A MARRIED MAN**, whose address is **5211 Cedar Hammock Court, Sarasota, FL 34232** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 17, BLOCK A, CEDAR HAMMOCK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 21, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE 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 GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) *Jordan Podchik*
Printed Name Jordan Podchik
P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

Rod B. Jean-Gilles
Rod B. Jean-Gilles
Andrea M. Jean-Gilles
Andrea M. Jean-Gilles

(2) *Natasha Selvaraj*
Printed Name Natasha Selvaraj
P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of June, 2026, by Rod B Jean-Gilles and Andrea M Jean-Gilles, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

Natasha Selvaraj
Signature of Notary Public

Print, Type/Stamp Name of Notary

