

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026082233 2 PG(S)

6/16/2026 3:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508368

CONSIDERATION: \$135,000.00

DOC TAX: \$945.00

RECORD: \$ 18.00

PARCEL ID NO.: 0069-03-1141

Prepared by and return to:

Doc Stamp-Deed: \$945.00



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Kyle D. Elliott, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 16th day of June 2026, by and between **RENEE MOTT**, an **unmarried person**, hereinafter referred to as Grantor, whose post office address is 150 Webb Cove Road, Asheville, NC 28804, and **DONALD W. SELEE, III**, an **unmarried man**, and **CAROL L. WOCHINGER**, an **unmarried woman**, as **joint tenants with right of survivorship**, hereinafter referred to as Grantee, whose post office address is 4606 Tippecanoe Trail, Unit 119, Sarasota, FL 34233.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit 119, LAKE TIPPECANOE, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 923, Page 416, as amended in Official Records Book 971, Page 315, and Official Records Book 987, Page 114, and all exhibits and other amendments thereof, and recorded in Condominium Book 6, Page 28, as amended, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal

representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Tarika K Wyche
Witness Name: Tarika K Wyche

Witness Address: 124 Reynolds School
Canton, NC 28716

Brenda L. Cobbs
Witness Name: Brenda L. Cobbs

Witness Address: 137 Reynolds School Rd.
Canton NC 28716

Renée Mott
RENEE MOTT

STATE OF North Carolina
COUNTY OF Durham

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15 day of June 2026 by RENEE MOTT, who is personally known to me or who have produced FD DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Tarika K Wyche
Signature of Notary Public

TARIKA K Wyche
Print Name of Notary Public

I am a Notary Public of the State of North Carolina, and my commission expires on 01/10/2027