

6/23/2026 1:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3511334

Prepared by and Return to:

Jennifer L Blunk

MSC Title, Inc

684 South Indiana Avenue, Englewood, FL 34223

File No. 2026-437-JLB

Sales Price: Price: \$238,000.00

Doc Stamp-Deed: \$1,666.00

General Warranty Deed

Made this 23rd day of June, 2026 By **Kevin Lee VanHorn and Teresa Davidson VanHorn, husband and wife**, whose address is: 2294 Lebanon Pike, Nashville, TN 37214, hereinafter called the grantor, to **Ralph R. Roloff and Janice E. Roloff, husband and wife, as tenants by the entirety**, whose post office address is: 15816 Lore Mound Road, Dubuque, IA 52002, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit 129 of TANGERINE WOODS, a Condominium FKA TANGERINE WOODS CONDOMINIUMS SECTION ONE, PHASE 1, a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1611, Page 1605, and as per plat thereof, recorded in Condominium Book 20, Pages 33 through 33E, and amendments thereto, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements, and together with those certain 1984 SCHU Mobile Homes with Identification Numbers S185828A and S185825B and the Title Numbers 40603674 and 40593263, which have been previously retired.

Parcel ID Number: **0495091129**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Lee Tudor
Witness Signature above:

Kevin Lee VanHorn
Kevin Lee VanHorn
2294 Lebanon Pike, Nashville, TN 37214

Witness print name below:
LEE Tudor

Witness Address:
2022 Woods Run
MT Juliet TN 37122

Teresa Davidson VanHorn
Teresa Davidson VanHorn
2294 Lebanon Pike, Nashville, TN 37214

Brett Gardner
Witness Signature above:

Witness print name below:
Brett Gardner

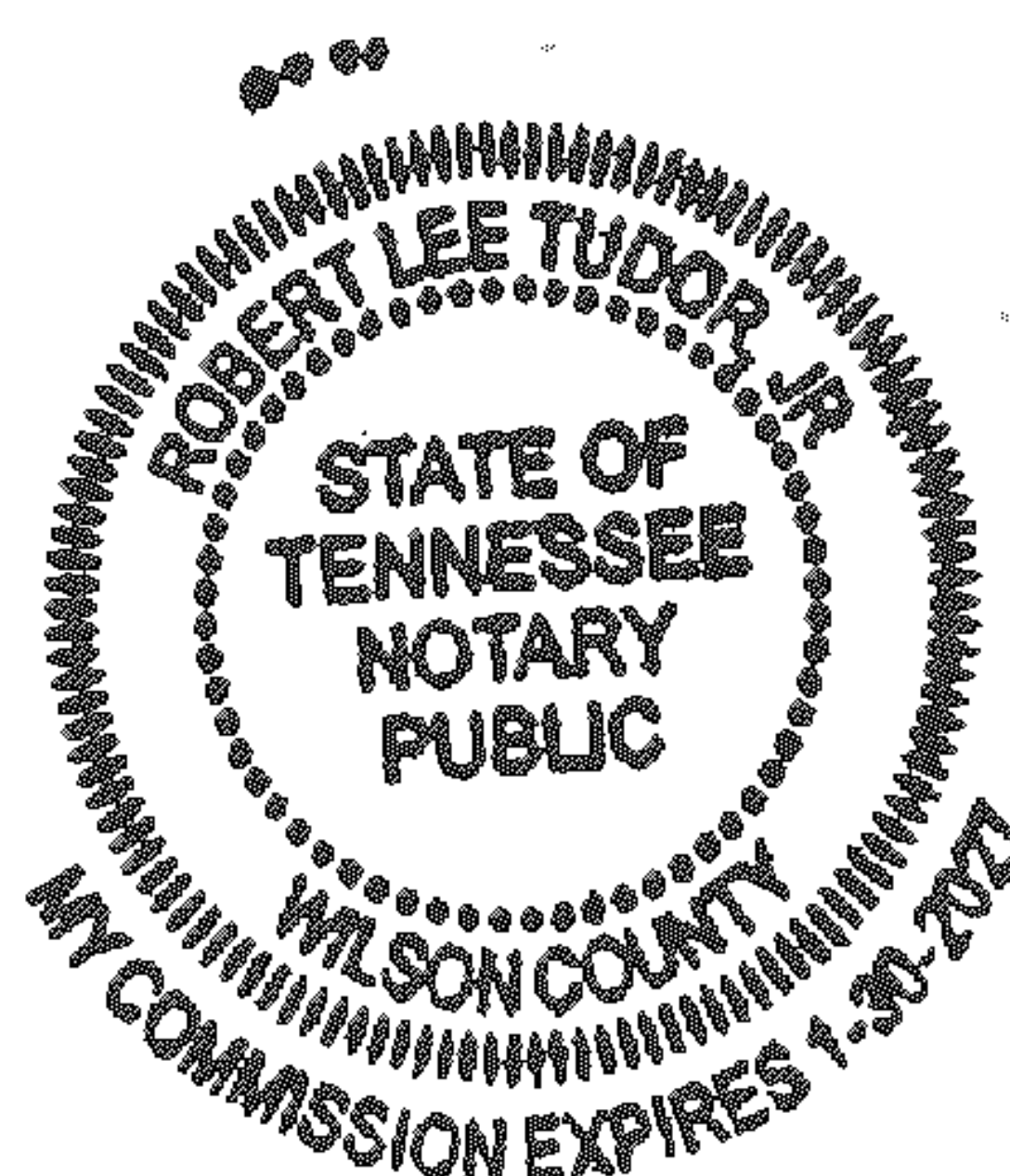
Witness Address:
4055 Old Light Cir
Arrington, TN 37014

STATE OF TENNESSEE
COUNTY OF WILSON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of June, 2026, by Kevin Lee VanHorn and Teresa Davidson VanHorn, ☐ who are personally known to me or ☒ who have produced DIVERS LICENSE as identification.

Robert Lee Tudor Jr
Signature of Notary Public

ROBERT LEE TUDOR JR
Print, Type/Stamp Name of Notary



TANGERINE WOODS OWNERS ASSOCIATION, INC.
756 Tangerine Woods Blvd, Englewood FL 34223

REQUEST FOR APPROVAL TO SELL PROPERTY WITHIN TANGERINE WOODS

In accordance with Article XIV of the recorded Declaration of Condominium, I hereby request Board of Directors consent to sell my property described as:

Lot# 129 Street Address: 743 Summersea Ct, Englewood 34223

All of the following information must be submitted for consideration:

1. A copy of the completed purchase agreement together with any other agreements relating thereto.
2. Proof of age of buyer (copy of driver's license).
3. BUYER'S SIGNATURE ON THIS APPLICATION INDICATES BUYER HAS RECEIVED, READ AND HAS AN UNDERSTANDING OF ALL CONDOMINIUM DOCUMENTS PRESENTLY IN EFFECT TOGETHER WITH ALL CURRENT ASSOCIATION RULES AND REGULATIONS.
4. Seller(s) agree to provide buyer(s) with mail box key, 1 gate remote, and 2 white entrance cards. The entrance devices can be purchased in the office. Buyer must bring entrance devices to the office after closing for code verification.
5. Occupant 55 or older ☒ YES ☐ NO ☐ Second occupant 55 or older ☒ YES ☐ NO ☐
6. Number of persons that will be in continuous occupancy 2
7. Number of cars that will be parked regularly at the unit 1 (NOTE: Parking of trailers, campers, boats and other RV type vehicles at the unit is prohibited. Storage may be available in the RV lot.)
8. Real Estate Agent (if applicable) AJ Garcia Phone: 941-421-2216
9. Anticipated date of closing: June 23rd 2026
10. A \$100 processing fee MUST be attached to this completed document. This application will not be considered without the fee attached. Fee will be refunded if application is not approved. Fee will also be refunded if sale fails to materialize.

UNIT OWNER AS SELLER:

Name: Kevin Lee Vanhorn dotloop verified 05/15/26 9:25 AM CDT B9KL-SE51-4JVS-2QDM Teresa Davidson Vanhorn dotloop verified 05/15/26 9:26 AM CDT TNBF-UNDF-WG9L-IGGY 941-367-1088
Address: 743 SUMMERSEA CT., ENGLEWOOD FL 34223 City/ST/Zip: _____

UNIT SOLD TO:

Name: Ralph R Roloff Janice E Roloff Phone: 641 751-1381
Address: 15816 Lore Mound Rd City/ST/Zip: Dubuque, IA 52002

Will buyer reside at above address? If not, please list other residence:

Address: 15816 Lore Mound Rd City/ST/Zip: Dubuque, IA 52002

SIGNED (Unit owner as seller)

SIGNED (Buyer(s)) Ralph R Roloff Janice E Roloff 05/14/26 05/14/26

BOARD APPROVAL

Board Member Signature: [Signature] Date: 5-19-2026
Title: Board Secretary

New owners must come to the office once the closing is complete to update the office records with needed information. If you are unable to come to the office please call the Property Manager at 941-474-0167.

pd cash AS.