

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026092896 2 PG(S)**

7/8/2026 1:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3517156

Prepared By:

Alan Sandler
Near North Title Group LLC
2861 Placida Rd, Unit B
Englewood, FL 34224

Return To:

Near North Title Group LLC
2861 Placida Rd, Unit B
Englewood, FL 34224

Doc Stamp-Deed: \$805.00

Order No.. FL2609556

Property Appraiser's Parcel I.D. (folio) Number:
0461092044

WARRANTY DEED

THIS WARRANTY DEED dated this the 6th day of July, 2026, by Mindi A. Gibson, an unmarried woman, whose post office address is 28 Hulett Woods Rd., Palm Coast, FL 32137 (the "Grantor"), to Kelly Casiere, a single woman, whose post office address is 662 Circlewood Dr., Unit V-4, Venice, FL 34293 (the "Grantee").

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz:

Condominium Unit V-4, Circle Woods of Venice, Section 2, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1030, Pages 167 through 179, inclusive, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Subject to easements, restrictions, reservations and limitations of record, if any.

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 2026

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Laurie A. Spencer
Witness Signature

Mindi A. Gibson
Mindi A. Gibson

Laurie A. Spencer
Printed Name of First Witness

225 S. Westmonte Dr.
Street Address of First Witness

Altamonte Springs FL 32714
City, State, Zip of First Witness

I. J. McCullagh
Witness Signature

IAN J. McCULLAGH
Printed Name of Second Witness

225 S. Westmonte Dr.
Street Address of Second Witness

Altamonte Springs FL 32714
City, State, Zip of Second Witness

STATE OF FLORIDA

COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ✓ Physical Presence or _____
Online Notarization on this 24th day of June, 2026 by Mindi A. Gibson, who is personally known to me or
produced DL as identification.

Laurie A. Spencer
Notary Public
Printed Name: _____

My Commission Expires: _____
(SEAL)

