

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097292 2 PG(S)

Prepared by:
Kennedy A. Clothier
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205
File Number: 48432.001

7/16/2026 4:31 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3520893

Documentary Stamps in the amount
of \$1,995.00 are affixed hereto.

Doc Stamp-Deed: \$1,995.00

GENERAL WARRANTY DEED

Made this July 15, 2026 A.D. by **Dorothy H. Spelman, an unremarried widow**, whose address is 7200 3rd Ave., Unit C-64, Sykesville, Maryland 21784, hereinafter called the grantor, to **Andrew Greenwell, a married man, as to a twenty-five percent (25%) interest, and Chad Lally, a married man, as to a twenty-five percent (25%) interest**, both residing at 2036 Carmilfra Way, Sarasota, Florida 34231, and **Joseph Nicotera, Jr., a single man, as to a fifty percent (50%) interest**, whose address is 4623 Cedron Ct., Sarasota, Florida 34240-2547, **all as tenants in common**, hereinafter collectively 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, alienates, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit 20, The Landings Carriagehouse II, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1467, Page 1634, as thereafter amended, and as per Plat thereof recorded in Condominium Book 17, Page 38, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel ID Number: 0083011020

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

Subject To valid reservations, restrictions and easements of record.

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.

[signature on following page]

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 (as to both):

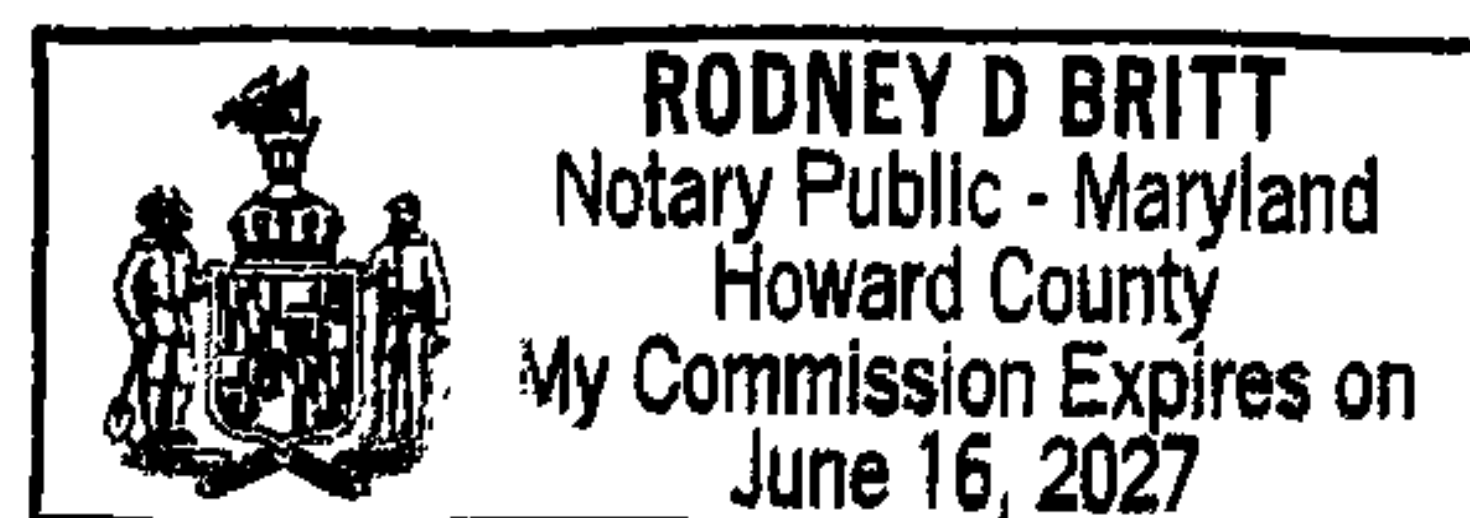
Witness #1 Signature: Carrie L Britt Dorothy H Spelman
Witness #1 Printed Name: Carrie L. Britt **Dorothy H. Spelman**

Address: 6082 Sunny Spring
Columbia, Md 21044

Witness #2 Signature: Rodney D. Britt
Witness #2 Printed Name: RODNEY D. BRITT
Address: 6082 Sunny Spring
COLUMBIA, MD 21044

State of Maryland
County of CARROLL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ____ day of July, 2026, by Dorothy H. Spelman, an unmarried widow, ☐ who is personally known to me or ☒ who has produced A DRIVER'S LICENSE as identification.



Rodney D. Britt
Notary Public
Print Name: RODNEY D. BRITT
My Commission Expires: 06/16/2027