

Prepared by and return to:
Natalie G. Coldiron, PLLC
c/o Natalie G. Coldiron, Esq.
1990 Main Street, Suite 803
Sarasota, FL 34236
(941) 364-2491

7/17/2026 4:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521432

File Number: 26-1026

Doc Stamp-Deed: \$1,522.50

Consideration: \$217,500.00

General Warranty Deed

Made this July 15, 2026, by **Loretta K. Broniak, an unmarried woman**, whose post office address is: PO Box 820124, Houston, TX 77282, hereinafter called the Grantor, to **Thomas P. Orr and Dave J. Beason, a married couple**, whose post office address is: 3808 Blue Stone Way, #95, Sarasota, FL 34232, 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:

UNIT 95, OF GLEN OAKS RIDGE CONDOMINIUM VILLAS, SECTION ONE, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEROF AS RECORDED IN OFFICIAL RECORD BOOK 979, PAGES 1209 THRU 1247, AND AS PER CONDOMINIUM PLAT RECORDED IN CONDOMINIUM PLAT BOOK 6, AT PAGES 14, 14A, 14B, 14C AND 14D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Parcel ID Number: **2021061095**

Subject to taxes for the current year and subsequent years; covenants, conditions, declarations, restrictions, easements, 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 for the current year and subsequent years.

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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:*

Natalie G. Coldiron
Signature of Witness #1
Printed Name of Witness #1: Natalie G. Coldiron
Post Office Address: 1990 Main Street
Sarasota, FL 34236

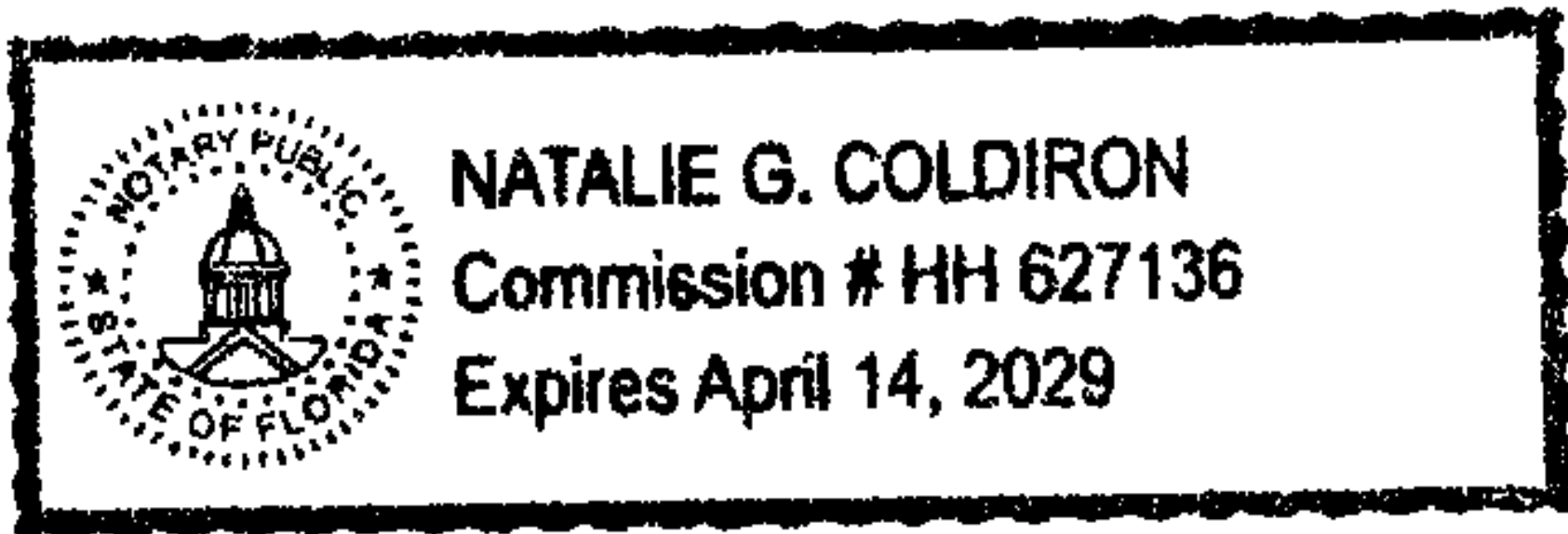
Loretta K. Broniak by Stanley G. Broniak,
her Attorney-In-Fact
(seal)
Loretta K. Broniak by Stanley G. Broniak, her
Attorney-In-Fact

Catherine Wolff
Signature of Witness #2
Printed Name of Witness #2: Catherine Wolff
Post Office Address: 1990 Main Street
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of July, 2026, by **Stanley G. Broniak, as Attorney-In-Fact for Loretta K. Broniak**, ☐ who is personally known to me, or ☒ who produced TX Drivers License as identification.

(NOTARY STAMP/SEAL)



Natalie G. Coldiron
NOTARY PUBLIC
Natalie G. Coldiron
Printed Name
My Commission Expires: _____