

7/23/2026 3:17 PM

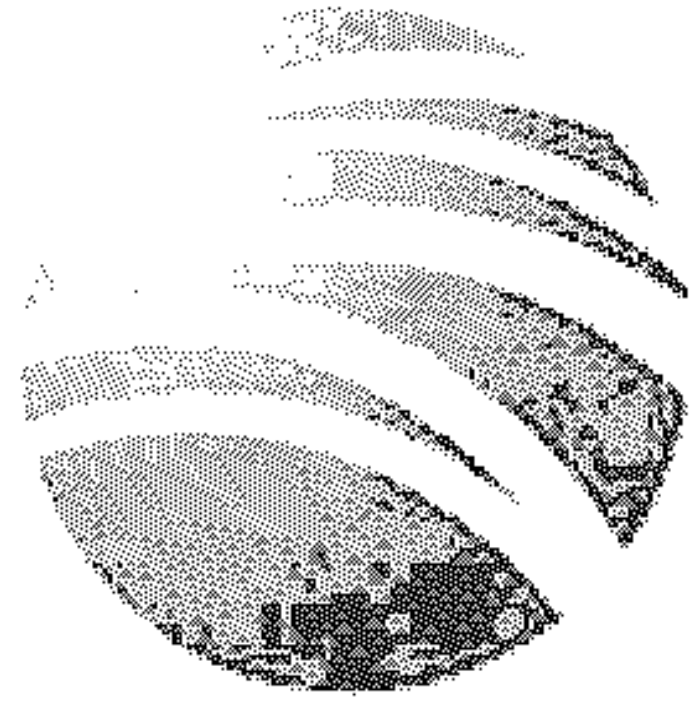
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523707



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$1,435.00

Terri Wesley
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750126-04591

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This Warranty Deed

Made this **22nd day of July, 2026** by **Patricia Ann Loughan, A Single Woman f/k/a Patricia Loughan Hall**, hereinafter called the Grantor, to **Victoria Ann Fischer, A Single Woman**, whose post office address is: **3320 Tallywood Ct # 7091, Sarasota, FL 34237**, 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 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 Sarasota County, Florida, viz:

Unit 7091, Phase I, TALLYWOOD, a Condominium, according to Declaration of Condominium recorded in official records book 1368, pages 613 through 672, and amendments thereto, and as per plat thereof, recorded in Condominium Book 14, pages 13, 13A through 13E, and amendments thereto, Public Records of Sarasota County, Florida.

Parcel Identification Number: 2022011091

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

[Signature]
Witness: (Signature)

Printed Name Judith Chandler

11509 Palmbrush Trail
Address

Bradenton FL 34202
City, State, Zip

[Signature]
Witness: (Signature)

Printed Name Christine Leask

11509 Palmbrush Trail
Address

Bradenton FL 34202
City, State, Zip

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of July, 2026, by Patricia Ann Loughan f/k/a Patricia Loughan Hall, who: ☐ is personally known to me or ☒ produced DL license as identification.

[Signature]
NOTARY PUBLIC (signature)

Print Name: _____

My Commission Expires: _____

Stamp/Seal:

