

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026111217 2 PG(S)**

Prepared by and return to:
Marlene Benner
Excellence Title Partners, LLC
1850 Lee Road
324-325
Winter Park, FL 32789

8/14/2026 2:42 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3532912

File No 26-972-MB

Doc Stamp-Deed: \$1,925.00

Parcel Identification No 0035-12-1071

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 14th day of August, 2026 between **Richard C. Clarkson and Donna M. Clarkson, husband and wife**, whose post office address is 24 Roxbury Road, Garden City, NY 11530, of the County of Nassau, New York, Grantor, to **Robert Crinnion and Susan Crinnion, husband and wife, as tenants by the entirety**, whose post office address is 61 Salisbury Avenue, Stewart Manor, NY 11530, of the County of Nassau, New York, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

UNIT NO. 71, CHANTECLAIRE, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1682, PAGE 568, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Richard C. Clarkson by Donna M. Clarkson, his Attorney-In-Fact
Richard C. Clarkson by Donna M. Clarkson, his Attorney-In-Fact

Donna M. Clarkson
Donna M. Clarkson

1850 Lee Road #324
Winter Park, FL 32789
WITNESS 1 ADDRESS

1850 Lee Road #324
Winter Park, FL 32789
WITNESS 2 ADDRESS

Marlene Benner

WITNESS
PRINT NAME: Marlene Benner

Marjorie Campos

WITNESS
PRINT NAME: Marjorie Ann Campos

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 14 day of August, 2026, by Donna M. Clarkson, as Attorney-In-Fact for Richard C. Clarkson and Donna M. Clarkson, () who is/are personally known to me or (✓) who has/have produced NY DL as identification.

Marjorie Campos
Signature of Notary Public

Marjorie Ann Campos
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

