

8/17/2026 11:15 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533220

Prepared by and return to:
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.
229 Pensacola Road
Venice, FL 34285
(941) 256-3965

Doc Stamp-Deed: \$1,172.50

File Number: 2026-112

Consideration:\$167,500.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made as of this 17th day of August, 2026 between Thomas S. Mason and Nancy E. Mason, husband and wife whose post office address is 2799 Mitchell Road, Jamestown, NY 14701, grantor, and Ronald L. Gord, a single man, and Wendy R. Farrington, a single woman, as joint tenants with right of survivorship whose post office address is 214 Depot Landing Road, Auburn, GA 30011, grantee:

(Whenever 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, trusts and trustees.)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

Unit 196, Building 1, ESTANCIAS OF CAPRI ISLES, A CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 1376, Page(s) 843, and all subsequent amendments thereto, and as per Plat thereof recorded in Condominium Book 14, Page 33, together with its undivided share in the common elements, in the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0411071096

Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, 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 **December 31, 2025**.

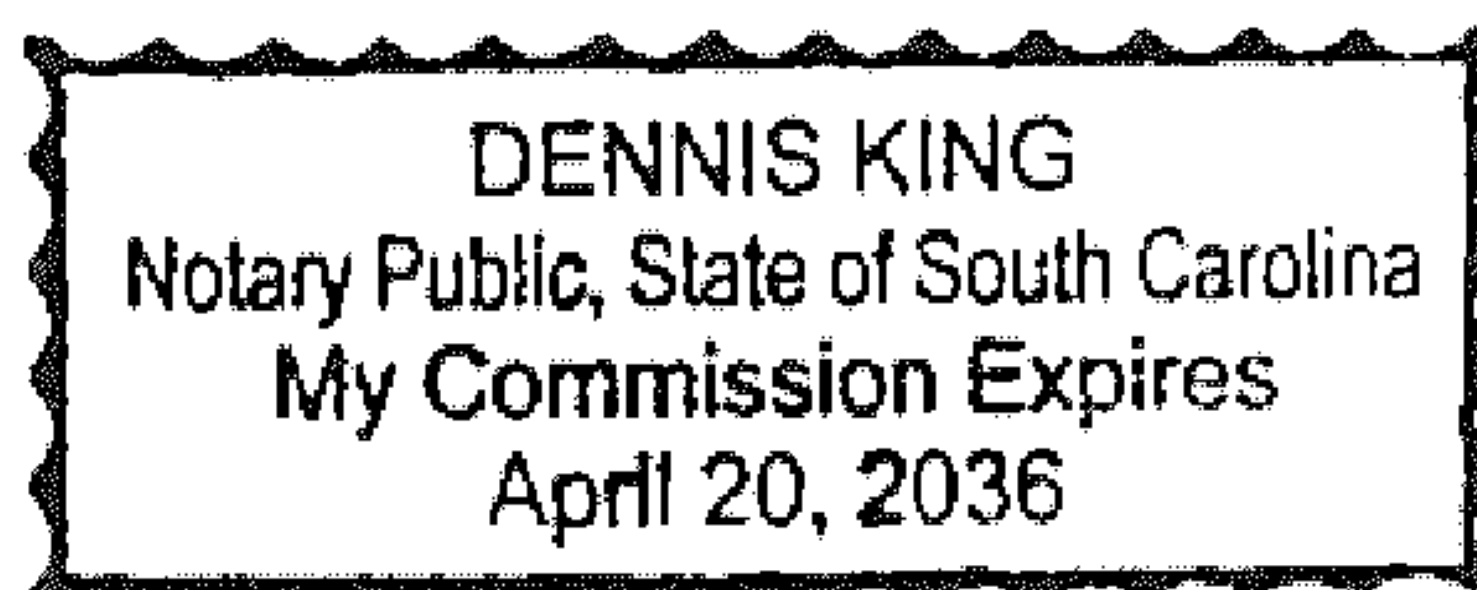
In Witness Whereof, grantor has hereunto set grantor's hand and seal this 12 day of August, 2026.

<i>Signed, sealed and delivered in our presence:</i> <u>Tara Hyl</u> Witness Printed Name: <u>Tara Hepler</u> Address: <u>742 Mink Ave.</u> <u>MURRELLS INLET, SC 29576</u> <u>Kyle Youmans</u> Witness Printed Name: <u>Kyle Youmans</u> Address: <u>742 Mink Ave.</u> <u>MURRELLS INLET, SC 29576</u>	<u>Thomas S. Mason</u> Thomas S. Mason <u>Nancy E. Mason</u> Nancy E. Mason
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State of SOUTH CAROLINA
County of GEORGETOWN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of August, 2026 by Thomas S. Mason and Nancy E. Mason who ☐ is personally known or ☒ has produced DRIVERS LICENSES as identification.

[Seal]



Dennis King
Notary Public
Print Name: DENNIS KING
My Commission Expires: 4/20/2036