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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533613

Prepared by and Return to:

Devon Bayliss

MSC Title, Inc.

5100 Ocean Boulevard, Siesta Key, FL 34242

File No. 2026-663-DXB

Sales Price: Price: \$310,000.00

Doc Stamp-Deed: \$2,170.00

General Warranty Deed

Made this 14th day of August, 2026 By **Joan A. Brauer, an unmarried woman**, whose address is: 305 Gateway Road, Maryville, TN 37804, hereinafter called the grantor, to **Margaret Jensen, Trustee of The Jensen Family Trust dated December 12, 2013**, whose post office address is: 300 San Lino Circle, #322, Venice, FL 34292, 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, viz:

Unit 322, Building 3, San Lino, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2006202203 and amendment recorded in Official Records Instrument No. 2007004164, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0414051030**

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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Martin P. Chappell
Witness Signature above:

Joan A. Brauer
Joan A. Brauer
305 Gateway Road, Maryville, TN 37804

Witness print name below:
Martin P. Chappell

Witness Address:
1960 Beach Rd
Englewood, FL 34223

Alice S. Clark
Witness Signature above:

Witness print name below:
Alice S. Clark

Witness Address:
110 JOKUMU AVE N.
Venice FL 34208

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of August, 2026, by Joan A. Brauer, ☐ who is/are personally known to me or ☒ who has/have produced driver's license as identification.

Alice S. Clark
Signature of Notary Public

Alice S. Clark
Print, Type/Stamp Name of Notary

