

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026118462 2 PG(S)**

8/31/2026 2:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539210

Doc Stamp-Deed: \$1,505.00

Prepared by and return to:

Hayley Baldinelli
Premier Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 212-1820
File No 2026-6856

Purchase Price: \$215,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$1,505.00
Parcel Identification No.: 2028073032

WARRANTY DEED

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

THIS INDENTURE made this **28th day of August, 2026**, between **Kathleen Madden, a single woman, Michael Flynn, a single man, Thomas Flynn, a single man, and John Flynn, a married man**, whose post office address is **625 North Jefferson Avenue, Sarasota, FL 34237**, Grantors, to **Andrew Meyer, a single man**, whose post office address is **301 E Cevallos St, 413, San Antonio, TX 78204**, Grantee:

WITNESSETH, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 764, JEFFERSON PINES II, PHASE 3, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1753, Page 1695, thereafter as amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantee that Grantors are lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantors have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

To have and to hold the same in fee simple forever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

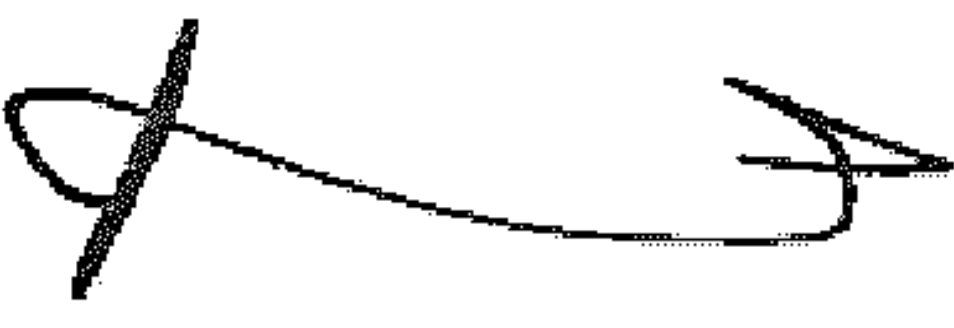
The above-described real property does not constitute the Grantors' homestead, or that of the Grantors' spouse or dependent family members, nor is it contiguous thereto.

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

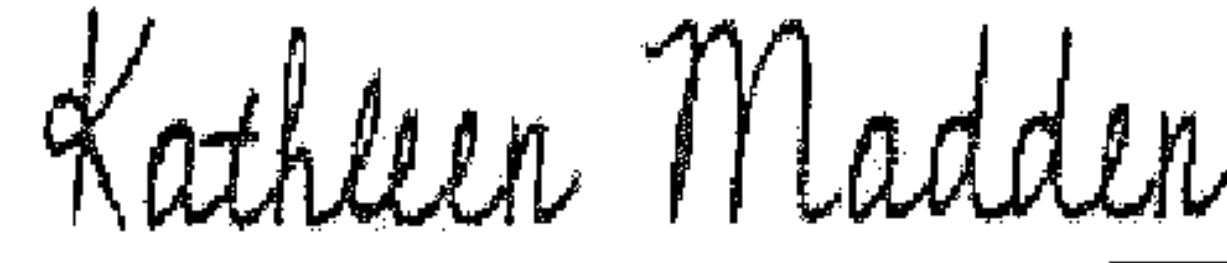
Signed, sealed and delivered in our presence:

WITNESSES #1: 

Printed Name: Jamila S. Grant
P.O. Address: 4955 Rain Shadow Drive
St. Cloud, FL 34772

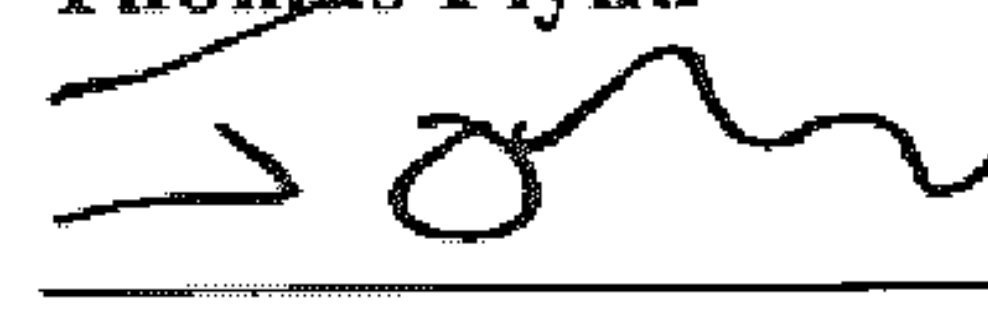
WITNESSES #2: 

Printed Name: Andre Grant
P.O. Address: 4955 Rain Shadow Drive
St. Cloud, FL 34772



Kathleen Madden


Michael Flynn


Thomas Flynn


John Flynn

STATE OF Florida
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 26th day of August, 2026, by Kathleen Madden, Michael Flynn, Thomas Flynn, and John Flynn, ☐ who is/are personally known to me or ☒ who has/have produced
TX AND FL DRIVER'S LICENSE as identification.

Notarized online using audio-video communication technology



Signature of Notary Public
Jamila S. Grant

Print, Type/Stamp Name of Notary

