

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026118913 2 PG(S)**

9/1/2026 11:26 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539580



Prepared by and Return to:
Michelle Lowery , an employee of
First International Title, LLC
13538 Village Park Dr., Ste 120
Orlando, FL 32837

Doc Stamp-Deed: \$910.00

File No.: 269272-54

WARRANTY DEED

This indenture made on **August 31, 2026** by **Maureen Jamison, an unremarried widow**, whose address is: 2971 71st Ave. E, Sarasota, FL 34243 hereinafter called the "grantor", to **Pinellas Equities LLC, a Texas Limited Liability Company**, whose address is: 5000 Riverside Dr. Bldg 5, Suite 100W, Irving, TX 75039, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 251, KENSINGTON PARK SUBDIVISION UNIT NO. 2, according to the Plat thereof, recorded in Plat Book 9, Page(s) 65 of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0042090022**

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 any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Maureen Jamison
Maureen Jamison

Signed, sealed and delivered in our presence:

Robyn Tolbert Warrick
1st Witness Signature

F. Bart Youngblood
2nd Witness Signature

Print Name: Robyn Tolbert Warrick

Print Name: F. BART YOUNGBLOOD

Address: 7485 Palmer Garden
Sarasota, FL 34240

Address: 6539 GATEWAY AVE.
SARASOTA, FL 34231

State of Florida

County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online
notarization on Aug 27, 2016, by **Maureen Jamison**, who (☐) is/are personally known to
me or who (☒) produced a valid FL DL as identification.

Robyn Tolbert Warrick
Notary Public Signature

Printed Name: Robyn Tolbert Warrick
My Commission Expires: 10-4-2017

(NOTARY SEAL)

